



## **Town of Arlington, MA Redevelopment Board**

### **Agenda & Meeting Notice April 14, 2025**

Per Board Rules and Regulations, public comments will be accepted during the public comment periods designated on the agenda. Written comments may be provided by email to [cricker@town.arlington.ma.us](mailto:cricker@town.arlington.ma.us) by Monday, April 14, 2025, at 3:00 pm. The Board requests that correspondence that includes visual information should be provided by Monday, April 14, 2025, at 10:00 am. Please note that all times are estimates; individual agenda items may occur earlier or later than the time noted.

The Arlington Redevelopment Board will meet Monday, April 14, 2025 at 7:30 PM in the **Arlington Community Center, Main Hall, 27 Maple Street, Arlington, MA 02476**

#### **1. Public Hearing: Docket #3842, 307 Broadway**

- 7:30 pm Notice is herewith given that an application has been filed on March 18, 2025, by Mehmet Sahin, Falcon Graphics, 1151R Massachusetts Ave, Arlington, MA, 02476, to open Special Permit Docket #3842 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Sections 3.3, Special Permits, 3.4, Environmental Design Review, and 6.2, Signs. The applicant proposes to replace the wall sign located at 307 Broadway, Arlington, MA, in the B3 Village Business District. The opening of the Docket is to allow the Board to review and approve the application under Section 6.2, Signs.
- Applicant will be provided 10 minutes for an introductory presentation.
  - DPCD staff will be provided 5 minutes for an overview of their Public Hearing Memorandum.
  - Members of the public will be provided time to comment.
  - Board members will discuss Docket and may vote.

#### **2. Public Hearing: Docket #3798, 821 Massachusetts Ave (continued from March 10, 2025)**

- 8:00 pm The public hearing is continued to allow the Board to review and approve the application under Section 3.3, Special Permits, and Section 3.4, Environmental Design Review.

In addition to the attached documents, a SketchUp Model Video is available [here](#).

#### **3. Public Hearing: Docket #3348, 821-837 Massachusetts Ave (continued from March 24, 2025)**

- 8:45 pm The public hearing is continued to allow the Board to review and approve modifications to the previously issued Special Permit under Section 3.3, Special Permits, and Section 3.4, Environmental Design Review.

#### **4. Open Forum**

- 9:00 pm Except in unusual circumstances, any matter presented for consideration of the Board shall neither be acted upon, nor a decision made, the night of the presentation. There is a three-minute time limit to present a concern or request.

#### **5. New Business**

- 9:15 pm

#### **6. Adjourn**

- 9:30 pm (Estimated)





## Town of Arlington, Massachusetts

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### Public Hearing: Docket #3842, 307 Broadway

#### Summary:

7:30 pm

Notice is herewith given that an application has been filed on March 18, 2025, by Mehmet Sahin, Falcon Graphics, 1151R Massachusetts Ave, Arlington, MA, 02476, to open Special Permit Docket #3842 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Sections 3.3, Special Permits, 3.4, Environmental Design Review, and 6.2, Signs. The applicant proposes to replace the wall sign located at 307 Broadway, Arlington, MA, in the B3 Village Business District. The opening of the Docket is to allow the Board to review and approve the application under Section 6.2, Signs.

- Applicant will be provided 10 minutes for an introductory presentation.
- DPCD staff will be provided 5 minutes for an overview of their Public Hearing Memorandum.
- Members of the public will be provided time to comment.
- Board members will discuss Docket and may vote.

#### ATTACHMENTS:

Type	File Name	Description
▢ Application for Special Permit	307_Broadway_-_EDR_Special_Permit_Application_Rush_Bowls.pdf	307 Broadway - EDR Special Permit Application Rush Bowls
▢ Application for Special Permit	307_Broadway_-_Rush_Bowls_sign_proposal.pdf	307 Broadway - Rush Bowls sign proposal
▢ Application for Special Permit	307_Broadway_-_current_and_proposed_sign_photos.pdf	307 Broadway - Rush Bowls sign proposal
▢ Application for Special Permit	EDR_memo_-_307_Broadway_-_04092025.pdf	EDR memo - 307 Broadway - 04092025

2025 MAR 18 P 1:55

## REQUIRED SUBMITTALS CHECKLIST

One electronic copy of your application is required; print materials may be requested. Review the ARB's Rules and Regulations, which can be found at [www.arlingtonma.gov/arb](http://www.arlingtonma.gov/arb), for the full list of required submittals.

### Application Cover Sheet (project and property information, applicant information)

### Dimensional and Parking Information Form (see attached)

### Impact statement

Statement should respond to Environmental Design Review (Section 3.4) and Special Permit (Section 3.3) criteria on pages 6-8 of this packet); include:

- LEED checklist and sustainable building narrative as described in criteria 12.
- Summary of neighborhood outreach, if held or planned.

### Drawing and photographs of existing conditions

- Identify boundaries of the development parcel and illustrate the existing conditions on that parcel, adjacent streets, and lots abutting or directly facing the development parcel across streets.
- Photographs showing conditions on the development parcel at the time of application and showing structures on abutting lots.

### Site plan of proposal. Must include:

- Zoning boundaries, if any, and parcel boundaries;
- Setbacks from property lines;
- Site access/egress points;
- Circulation routes for pedestrians, bicyclists, passenger vehicles, and service/delivery vehicles;
- New buildings and existing buildings to remain on the development parcel, clearly showing points of entry/exit;
- Other major site features within the parcel or along its perimeter, including but not limited to trees, fences, retaining walls, landscaped screens, utility boxes, and light fixtures;
- Spot grades or site topography and finish floor level;
- Open space provided on the site;
- Any existing or proposed easements or rights of way.

### Drawings of proposed structure

- Schematic drawings of each interior floor of each proposed building, including basements.
- Schematic drawings of the roof surface(s), identifying roof materials, mechanical equipment, screening devices, green roofs, solar arrays, usable outdoor terraces, and parapets.
- Elevations of each exterior façade of each building, identifying floor levels, materials, colors, and appurtenances such as mechanical vents and light fixtures.
- Drawings from one or more prominent public vantage point illustrating how the proposed project will appear within the context of its surroundings.
- Graphic information showing façade materials and color samples.
- Include lighting plan and fixtures if not provided on site or landscaping plan.



**Vehicle, Bicycle, and Service Vehicle Plans**

- Parking and loading plans, including all vehicle and bicycle parking facilities located on the parcel or within a structure, showing dimensions of spaces, driveways, access aisles, and access/egress points. Include line-of-sight and turning radius along with length and type of delivery truck.
- If you are requesting a reduction in the amount of required parking, include a Transportation Demand Management Plan per Section 6.1.5.
- Plans of all bicycle parking facilities located on the lot and within any structure, including dimensions of spaces and access routes and types of bicycle racks.

**Sustainable Building and Site Design Elements**

- A solar energy systems assessment per Section 6.4, which must include:
  - An analysis for solar energy system(s) for the site detailing layout and annual production;
  - The maximum feasible solar zone area of all structures; and,
  - Drawings showing the solar energy system you propose, with a narrative describing the system, the reasons the system was chosen, and how the system meets the requirements of Section 6.4; or
  - A detailed explanation of why the project meets an exemption of Section 6.4.2.
- LEED checklist and narrative per EDR criterion 13.

**Proposed landscaping (*may be incorporated into site plan*)**

Schematic drawing(s) illustrating and clearly labels all landscape features, including hardscape materials, permeable areas, plant species, and light fixtures.

**Plans for sign permits, if signage is an element of development proposal**

**Stormwater management plan**

*(for stormwater management during construction for projects with new construction)*

**SketchUp Compatible Model, if required**

**Application fee**

*(See [Rule 12 of the ARB Rules and Regulations](#) for how to calculate the fee)*

**FOR OFFICE USE ONLY**

Docket #: 3842

\_\_\_\_\_ Special Permit Granted

Date: \_\_\_\_\_

\_\_\_\_\_ Received evidence of filing with Registry of Deeds

Date: \_\_\_\_\_

\_\_\_\_\_ Notified Building Inspector of Special Permit filing

Date: \_\_\_\_\_

2025 MAR 18 PM 1:55

DOCKET 3842

## COVER SHEET

### Application for Special Permit in Accordance with Environmental Design Review

#### PROPERTY AND PROJECT INFORMATION

1. Property Address 307 Broadway Arlington, MA 02476  
Assessors Block Plan, Block, Lot No. 045.0-0005-0007.0 Zoning District B3
2. Deed recorded in the Registry of deeds, Book \_\_\_\_\_, Page \_\_\_\_\_  
or- registered in Land Registration Office, Cert. No. \_\_\_\_\_, in Book \_\_\_\_\_, Page \_\_\_\_\_
3. Present Use of Property (include # of dwelling units, if any)  
Commercial
4. Proposed Use of Property (include # of dwelling units, if any)  
Commercial

#### APPLICANT INFORMATION

1. **Applicant:** Identify the person or organization requesting the Special Permit:  
Name of Applicant(s) Mehmet Sahin  
Organization Falcon Graphics  
Address 1151R Mass Ave Arlington MA 02476  
Street City, State, Zip  
Phone 6173067748 Email falcongraphics@gmail.com
2. **Applicant Interest:** the applicant must have a legal interest in the subject property:  
☒ Property owner/Sign Co/Agent Purchaser by land contract  
Purchaser by option or purchase agreement Lessee/tenant
3. **Property Owner** Check here if applicant is also property owner  
Identify the person or organization that owns the subject property:  
Name Michelle Casey Title \_\_\_\_\_  
Organization FAMOLARE PROPERTIES LLC Phone 7819293518  
Address 98 TERRACE RD MEDFORD, MA 02155  
Street City, State, Zip  
Phone 7819293518 Email \_\_\_\_\_

**ARLINGTON REDEVELOPMENT BOARD**

Application for Special Permit Under Environmental Design Review

4. **Representative:** Identify any person representing the property owner or applicant in this matter:

Name \_\_\_\_\_ Title \_\_\_\_\_

Organization \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_  
Street City, State, Zip

Phone \_\_\_\_\_ Email \_\_\_\_\_

5. Permit applied for in accordance with the following Zoning Bylaw section(s)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
section(s) title(s)

6. List any waivers being requested and the Zoning Bylaw section(s) which refer to the minimum or maximum requirements from which you are seeking relief.


\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
section(s) title(s)

7. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.

(In the statement below, check the options that apply)

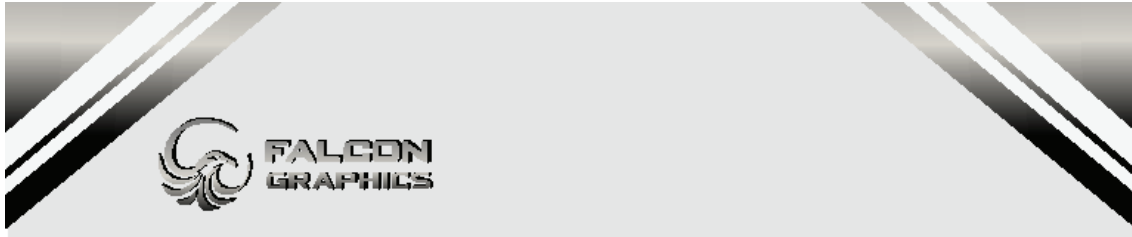
The applicant states that \_\_\_\_\_ is the owner or occupant or purchaser under agreement of the property in Arlington located at \_\_\_\_\_ which is the subject of this application; and that unfavorable action or no unfavorable action has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the permit be granted.

Signature of Applicant(s):

 \_\_\_\_\_  
\_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_



**Town of Arlington  
Arlington Redevelopment Board  
730 Mass Ave Annex  
Arlington MA, 02476**

Board Members,

On behalf of the Property Owner and Tenant of 307 Broadway, Falcon Graphics respectfully requests your consideration for Special Permit Approval for a sign installation.

Our proposal is part of the equality of signs on the neighborhood where the business is located. We have big stores and big and beautiful signs in the area, which is central in Arlington, so esthetics is really important when considering a sign for a business.

Much thought has been put into the overall design of the sign to convey a seamless, attractive look across the tenant store.

In our review of the Town of Arlington's requirements that Special Permit Criteria be met:

- The use/relief requested is required by Special Permit per the Arlington Zoning Ordinance.
- The requested use is essential to identifying each tenant to the way finding public and is an obvious desirable update to the public's safety and welfare – quick identification on the busy neighborhood of Arlington Center benefits the public.
- To Scale, clean clear signage aids in traffic and pedestrian safety.
- The proposal will have no effect on public utilities.
- We are seeking only slight modifications to the Bylaw (with the size being increased by only 11 inches and to the round logo to be illuminated); the intent of the Bylaw remains fulfilled.
- The request will be an improvement to the property and add to the character of the district and is not detrimental in any way.
- The character of the neighborhood is improved when property owners and businesses seek and complete updates to their storefronts.

We look forward to meeting with you to further discuss our proposal.

March 1, 2025.

Falcon Graphics  
Mehmet Sahin  
1151R Massachusetts Ave  
Arlington MA 02474

## AGENT AUTHORIZATION LETTER

(Please **TYPE** or **PRINT** all responses, except signatures, which should be written in ink.)

I / WE, Michelle Casey, representing  
(Owners' name(s) - if Corporate name, include Title)

Famolare Properties

(Corporate name, if applicable)

being the current owner(s) of the property legally described as follows:

307 Broadway Arlington, MA 02476

(Address and legal description)

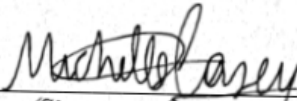
for the following work or project Wall Channel Letters Signage

do hereby designate and authorize Mehmet Sahin / Stephen Douglas  
(Individual's name)

representing, Falcon Graphics/ Rush Bowls

(Business or Corporate name, if applicable)

to act as my/our agent and to sign forms necessary to apply to the Building Department for any permits required for the work to be undertaken at the property identified above and described in the attached permit applications.



(Signature of property owner)

Michelle Casey

(Type or print name of signatory)

(Signature of property owner)

(Type or print name of signatory)

Famolare Properties

(Title and Corporate name, if applicable)

Date: 02/05/25



PROPOSED SIGNAGE PLACEMENT DIMENSIONS



SIGNAGE DIMENSIONS



SIGNAGE DETAIL

Face Illuminated  
Channel Letters on Full  
Backer Panel Sign  
36" x 115"  
Colors:  
Black, White, Pantone 192C  
Pantone 368C, Pantone 716C

SIGNAGE MATERIAL AND INSTALLATION

**Circular Logo:**  
3/16" 2447 White acrylic with digitally printed translucent vinyl overlay (with UV overlaminate) applied 1st surface  
1" trim, black  
3" deep .040" aluminum returns, pre-finished black  
.040" aluminum backs, pre-finished white  
Internally illuminated with white Quik Mod LEDs

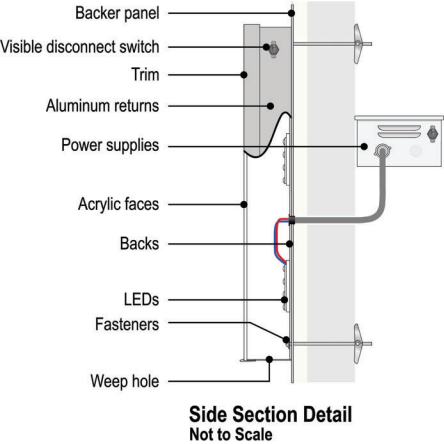
**Rush bowls:** 3/16" 7328 white acrylic faces  
1" trim, black  
3" deep .040" aluminum returns, black  
.040" aluminum backs, white  
Internally illuminated with white Quik Mod LEDs

Logo and letters mounted flush to wall thru ACM backer panel, black

ADDRESS

307 Broadway  
Arlington, MA 02476

SIGNAGE VIEW



FALCON GRAPHICS

1151 R Mass Ave  
Arlington, MA 02476

Date02/06/2025

Project Title

General Sign Specifications

☐ Interior

☒ Exterior

☒ Single Faced

☐ Double Faced

☐

☐ Non-Illuminated

☒ Illuminated

LocationExterior Facade

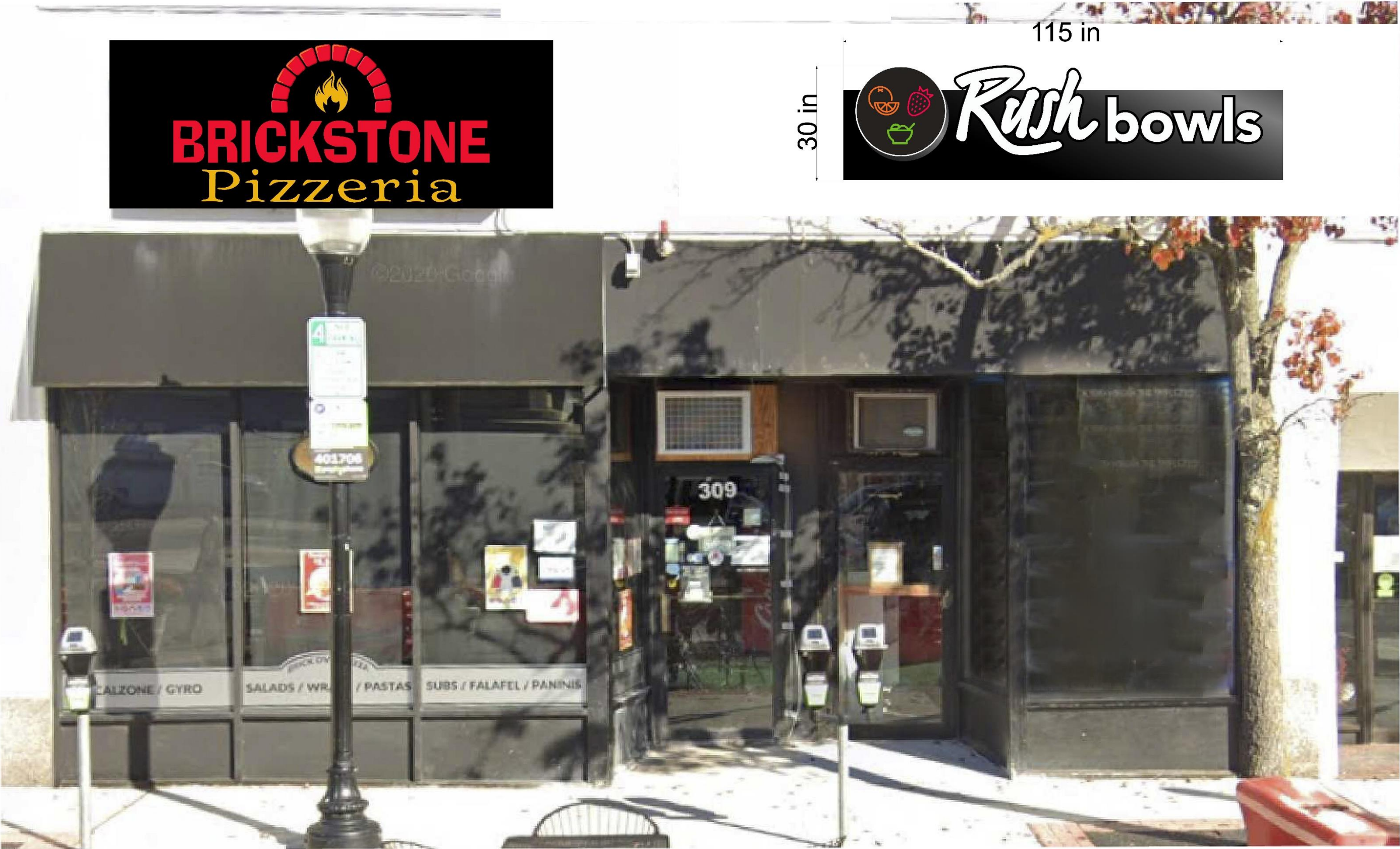
Windload

Drawing Revisions

Drawn By	Date
RMB	

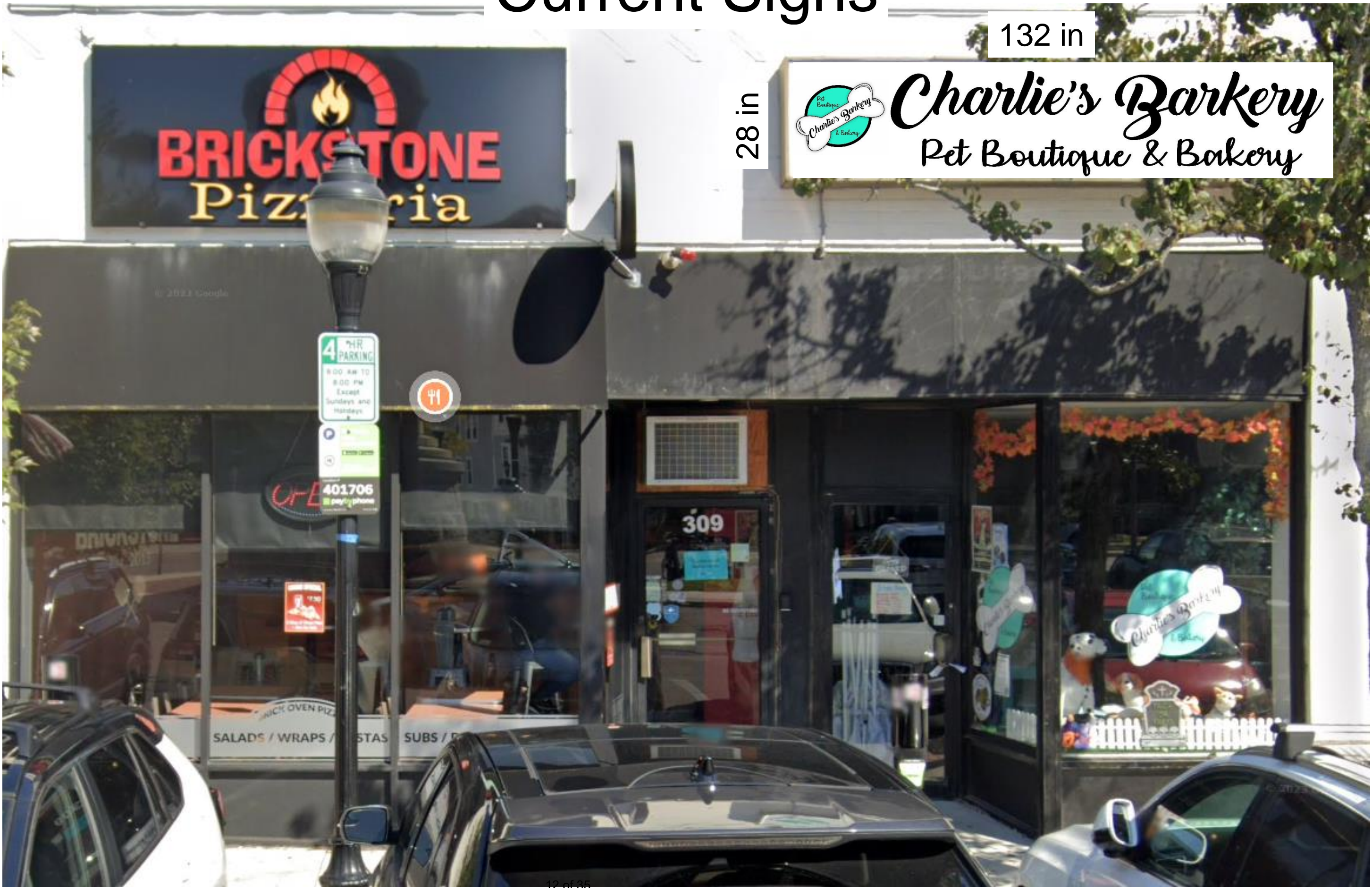


PROPOSED SIGNAGE PLACEMENT DIMENSIONS





# Current Signs



132 in

28 in

*Charlie's Barkery*  
Pet Boutique & Bakery







**Town of Arlington, Massachusetts**  
Department of Planning and Community Development  
730 Massachusetts Avenue, Arlington, Massachusetts 02476

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## Public Hearing Memorandum

*The purpose of this memorandum is to provide the Arlington Redevelopment Board and public with technical information and a planning analysis to assist with the regulatory decision-making process.*

**To:** Arlington Redevelopment Board  
**From:** Claire V. Ricker, AICP Secretary Ex-Officio  
**Subject:** Environmental Design Review, 307 Broadway, Arlington, MA, Docket #3842  
**Date:** April 9, 2025

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### I. Docket Summary

This is an application by Mehmet Sahin, Falcon Graphics, 1151R Massachusetts Avenue, Arlington, MA, 02476, to open Special Permit Docket #3842 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Section 3.4, Environmental Design Review and Section 6.2, Signs.

The applicant requests that the ARB grant a special permit to replace the wall sign located at 307 Broadway, Arlington, MA, in the B3 Village Business District and Business Sign District. The opening of the Docket is to allow the Board to review and approve the application under Section 6.2, Signs.

Materials submitted for consideration of this application include:

- EDR Application
- Sign Permit Application
- Photos
- Agent Authorization Letter

## II. Application of Special Permit Criteria (Arlington Zoning Bylaw, Section 3.3)

### 1. Section 3.3.3.A.

**The use requested is listed as a Special Permit in the use regulations for the applicable district or is so designated elsewhere in this Bylaw.**

A retail space has been at this location for many years; it is a pre-existing, conforming use at this location in the B3 Village Business Zoning District. The signage is the subject of the special permit as required by Section 6.2, Signs. The Board can find this condition met.

### 2. Section 3.3.3.B.

**The requested use is essential or desirable to the public convenience or welfare.**

A multi-tenant commercial building has operated at this location for many years, and the businesses co-located there provide services to the community. The Board can find this condition met.

### 3. Section 3.3.3.C.

**The requested use will not create undue traffic congestion or unduly impair pedestrian safety.**

Only the signage is subject to review. The Board can find this condition met.

### 4. Section 3.3.3.D.

**The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety, or the general welfare.**

The existing multi-tenant property does not overload any municipal systems. The Board can find this condition met.

### 5. Section 3.3.3.E.

**Any special regulations for the use as may be provided in the Bylaw are fulfilled.**

No special regulations are applicable to the proposal. The Board can find this condition met.

### 6. Section 3.3.3.F.

**The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.**

The use does not impair the integrity or character of the neighborhood. The Board can find this condition met.

### 7. Section 3.3.3.G.

**The requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.**

The use will not be in excess or detrimental to the character of the neighborhood. The Board can find this condition met.

### III. Environmental Design Review Standards (Arlington Zoning Bylaw, Section 3.4)

#### 1. EDR-1 Preservation of Landscape

The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

There are no proposed changes to the landscape as there are no proposed exterior alterations other than the proposed new signage. The Board can find this condition met.

#### 2. EDR-2 Relation of the Building to the Environment

Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of the existing buildings in the vicinity that have functional or visible relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing so as to reduce the effect of shadows on the abutting property in an R0, R1 or R2 district or on public open space.

There are no proposed changes to the exterior of the building other than the proposed new signage. The Board can find this condition met.

#### 3. EDR-3 Open Space

All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing by the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility and facilitate maintenance.

There are no proposed changes to open space. The Board can find this condition met.

#### 4. EDR-4 Circulation

With respect to vehicular and pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 6.1.12 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.

There are no proposed changes to any circulation patterns. The Board can find this condition met.

#### 5. EDR-5 Surface Water Drainage

Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and stormwater treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Stormwater should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected in intervals so that it will not obstruct the flow of vehicular

or pedestrian traffic and will not create puddles in the paved areas.

In accordance with Section 3.3.4., the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to ensure the maintenance of all stormwater facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do.

The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for any future maintenance needs.

There are no proposed changes to the exterior of the building or surface water run-off. The Board can find this condition met.

#### **6. EDR-6 Utility Service**

Electric, telephone, cable TV, and other such lines of equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.

There are no proposed changes to the utility service resulting. The Board can find this condition met.

#### **7. EDR-7 Advertising Features**

The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties.

The applicant proposes to install a wall sign in the B3 Business sign district. The ARB may grant a special sign permit for signage in a location other than that specified by the Zoning Bylaw per the terms of 6.2.2.C.(1)

The applicant is seeking a special sign permit and requires relief from the following sections of §6.2.: Signs.

§6.2.5.D.(10) The applicant proposes to exceed 60% of the width of the building element for the wall sign as well as install the sign less than 12 inches or 20% of the width of the building element on which it is mounted.

#### **8. EDR-8 Special Features**

Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.

No changes are proposed. The Board can find this condition met.

#### **9. EDR-9 Safety**

With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed to minimize the fear and probability of personal harm or injury by increasing



**the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.**

No changes are proposed. The Board can find this condition met.

**10. EDR-10 Heritage**

**With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures or architectural elements shall be minimized insofar as practical whether these exist on the site or on adjacent properties.**

307 Broadway is listed in the *Arlington Inventories of Historically or Architecturally Significant Properties*. The proposed signage is comparable to existing signage above the multi-tenant commercial spaces along the same façade and in the same building. The Board can find this condition met.

**11. EDR-11 Microclimate**

**With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard surface, ground coverage or the installation of machinery which emits heat, vapor or fumes shall endeavor to minimize insofar as practicable, any adverse impacts on light, air, and water resources or on noise and temperature levels of the immediate environment.**

No changes are proposed. The Board can find this condition met.

**12. EDR-12 Sustainable Building and Site Design**

**Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project.**

No changes are proposed. The Board can find this condition met.

**IV. Findings**

1. The ARB can find that the retail and commercial use of the building is supportive of Board and Town economic development goals such that allowing a sign to be installed across more of the sign band than is otherwise allowed, as well as allowing installation of a sign with less than 12 inches or 20% of the width of the building element on which it is mounted, is in the public interest consistent with Section 6.2 of the Zoning Bylaw.
2. The ARB can find that the project is consistent with §3.3, Special Permits of the Zoning Bylaw.

## V. Conditions

### A. General

1. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.
2. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions or modify these conditions as it deems appropriate in order to protect the public interest and welfare.
3. The applicant must comply with the conditions set forth herein, with the State Building Code, including the Town of Arlington requirements, and, where applicable, with the Massachusetts Architectural Access Board regulations.



## Town of Arlington, Massachusetts

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### Public Hearing: Docket #3798, 821 Massachusetts Ave (continued from March 10, 2025)

#### Summary:

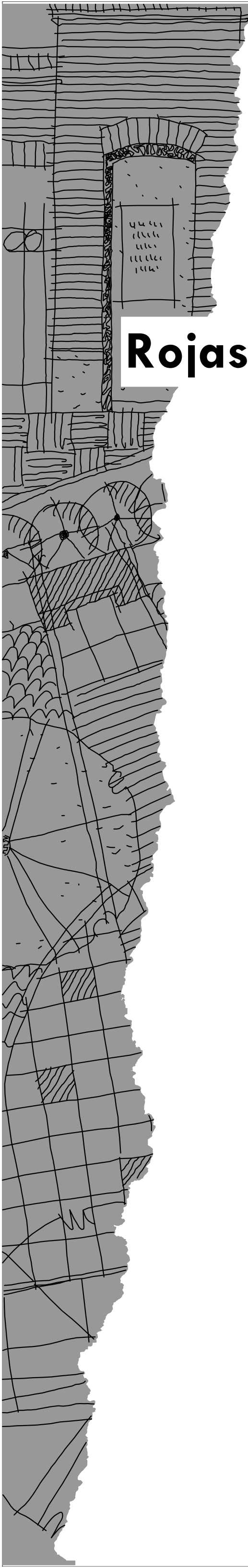
8:00 pm The public hearing is continued to allow the Board to review and approve the application under Section 3.3, Special Permits, and Section 3.4, Environmental Design Review.

In addition to the attached documents, a SketchUp Model Video is available [here](#).

#### ATTACHMENTS:

Type	File Name	Description
▢ Application for Special Permit	821_Massachusetts_Avenue_-_Drawing_Set_-_04-14-2025.pdf	821 Massachusetts Avenue - Drawing Set - 04-14-2025
▢ Application for Special Permit	EDR_memo_Docket_3798_821_Mass_Ave_-_UPDATED_2025-04-10.pdf	EDR memo Docket 3798 821 Mass Ave - UPDATED 2025-04-10





Rojas 

# 821 MASSACHUSETTS AVENUE

ARLINGTON REDEVELOPMENT BOARD SUBMISSION - NEW CONSTRUCTION



821 MASSACHUSETTS AVENUE  
ARLINGTON, MA 02476

SUBMISSION SET  
04/14/2025

SHEET LIST	
Sheet Number	Sheet Title
	COVER SHEET
EX- 01	SITE PLAN WITH EXISTING BUILDING & TREES
TP- 01	TREE PROTECTION REMOVAL PLAN & DETAILS
	PROPOSED PLOT PLAN BY ROBER SURVEY
L- 01	PARTIAL BLOCK PLAN & ELEVATIONS - MASSACHUSETTS AVENUE
L- 02	PROPOSED SITE LAYOUT & MATERIALS PLAN
L- 03	PROPOSED PLANTING PLAN & PLANT LIST
A- 01	PROPOSED FIRST FLOOR & SECOND FLOOR PLANS
A- 02	PROPOSED THIRD FLOOR & ROOF PLANS
A- 03	PROPOSED BASEMENT PLAN, FRONT (SOUTH) & REAR (NORTH) ELEVATION
A- 04	PROPOSED SIDE (EAST) ELEVATION & SIDE (WEST) ELEVATION
C- 01	EXISTING CONDITIONS PLAN
C- 02	PROPOSED CONDITIONS DRAINAGE PLAN
	BOSTON LIGHT SOURCE - PHOTOMETRIC SITE PLAN

Owner

**Geoffrey Noyes  
Noyes Realty, LLP**

P.O. Box 40  
Marblehead MA 01945

(781) 631-1123

Architecture | Interior Design |  
Landscape Architecture

**Rojas Design, Inc.**

46 Waltham Street Suite 2A  
Boston MA 02118

(617) 720-4100

RD 2958

Surveyor

**Rober Survey**

1072 Massachusetts Avenue  
Arlington MA 02476

(781) 648-5533

Civil Engineer

**Gala Simon Associates,  
Inc.**

394 Lowell Street Suite 18  
Lexington MA 02420

(781) 266-8179



821  
MASSACHUSETTS  
AVENUE  
ARLINGTON MA  
02476

ARLINGTON  
REDEVELOPMENT  
BOARD SUBMISSION

Job: 2958  
Date: 04/14/2025  
Scale: AS NOTED  
Drawn: ISP  
Checked: ATR

SITE PLAN WITH  
EXISTING  
BUILDING &  
TREES

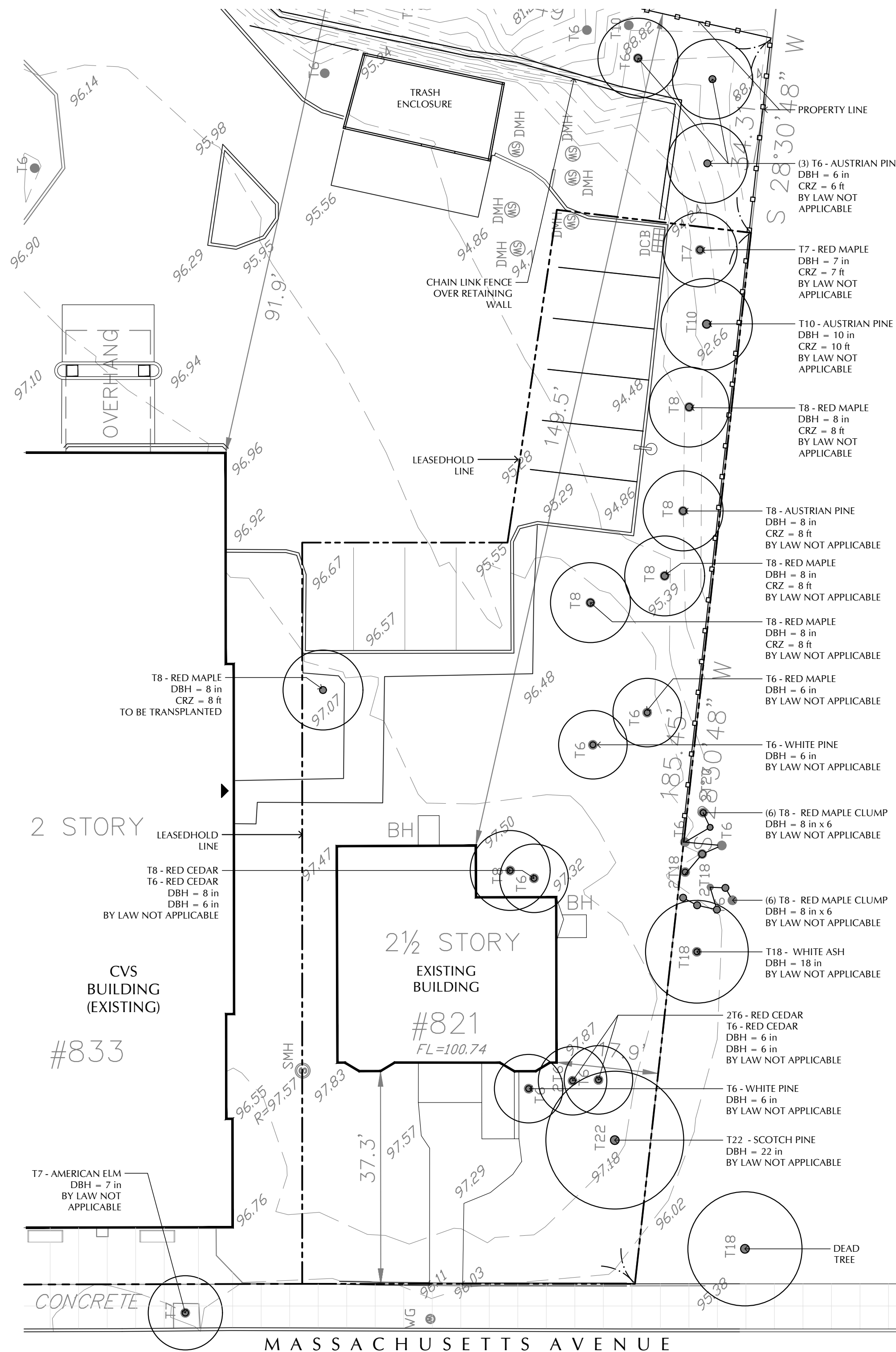
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EX-01



1 SITE PLAN WITH EXISTING BUILDING & TREES

SCALE: 1" = 15'-0"



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MASSACHUSETTS  
AVENUE  
ARLINGTON MA  
02476

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TREE  
PROTECTION &  
REMOVAL PLAN  
& DETAILS

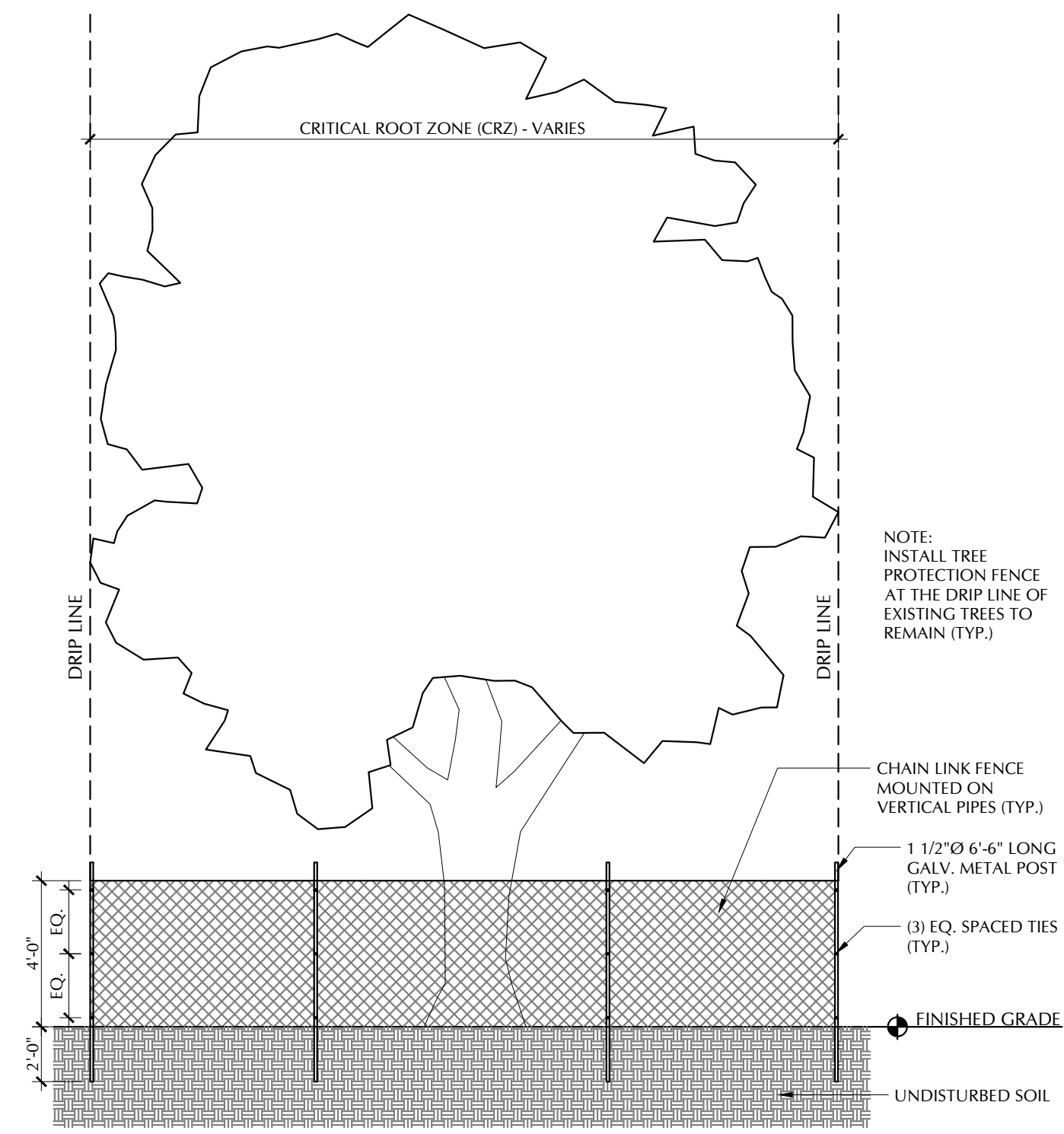
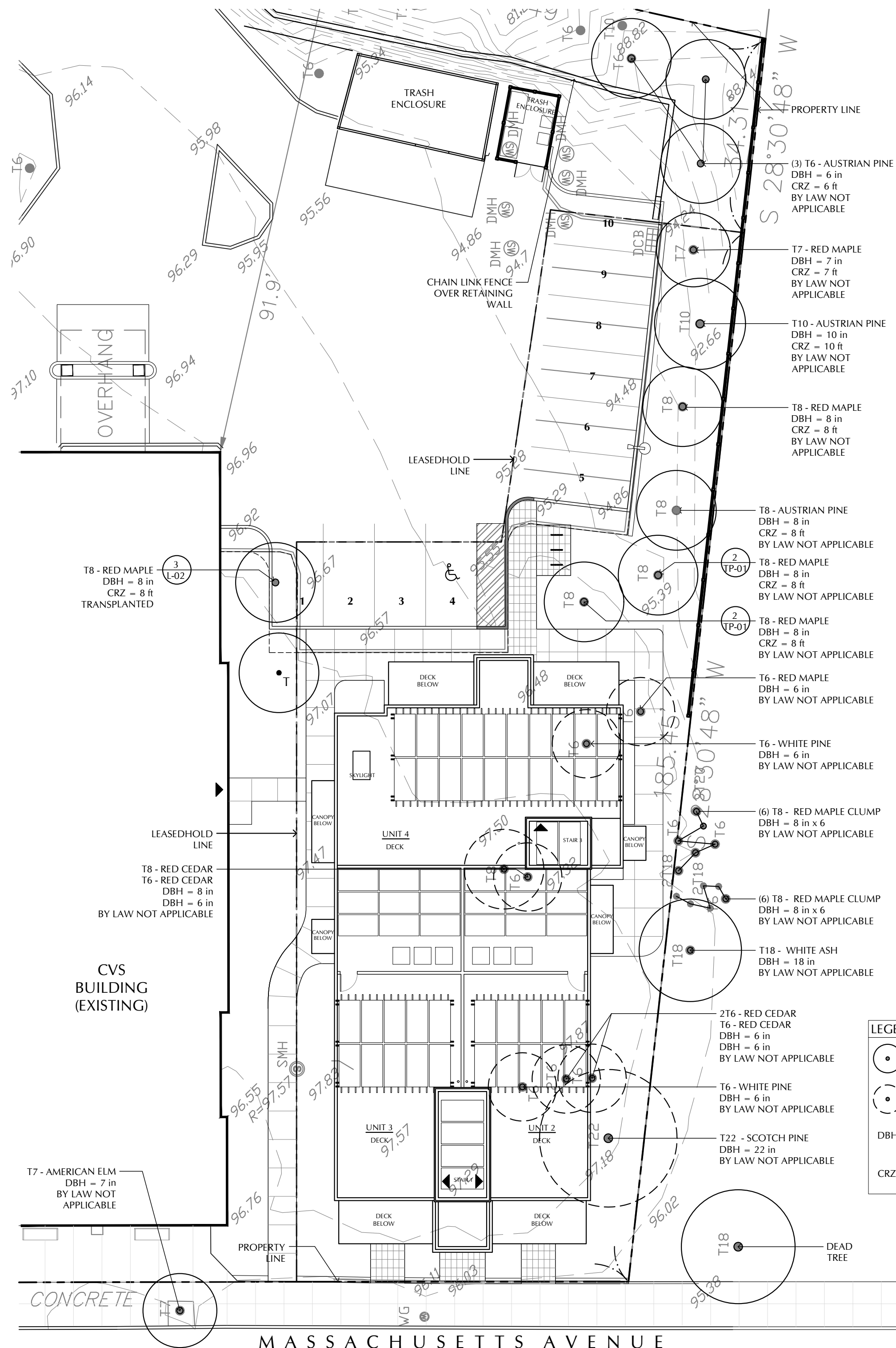
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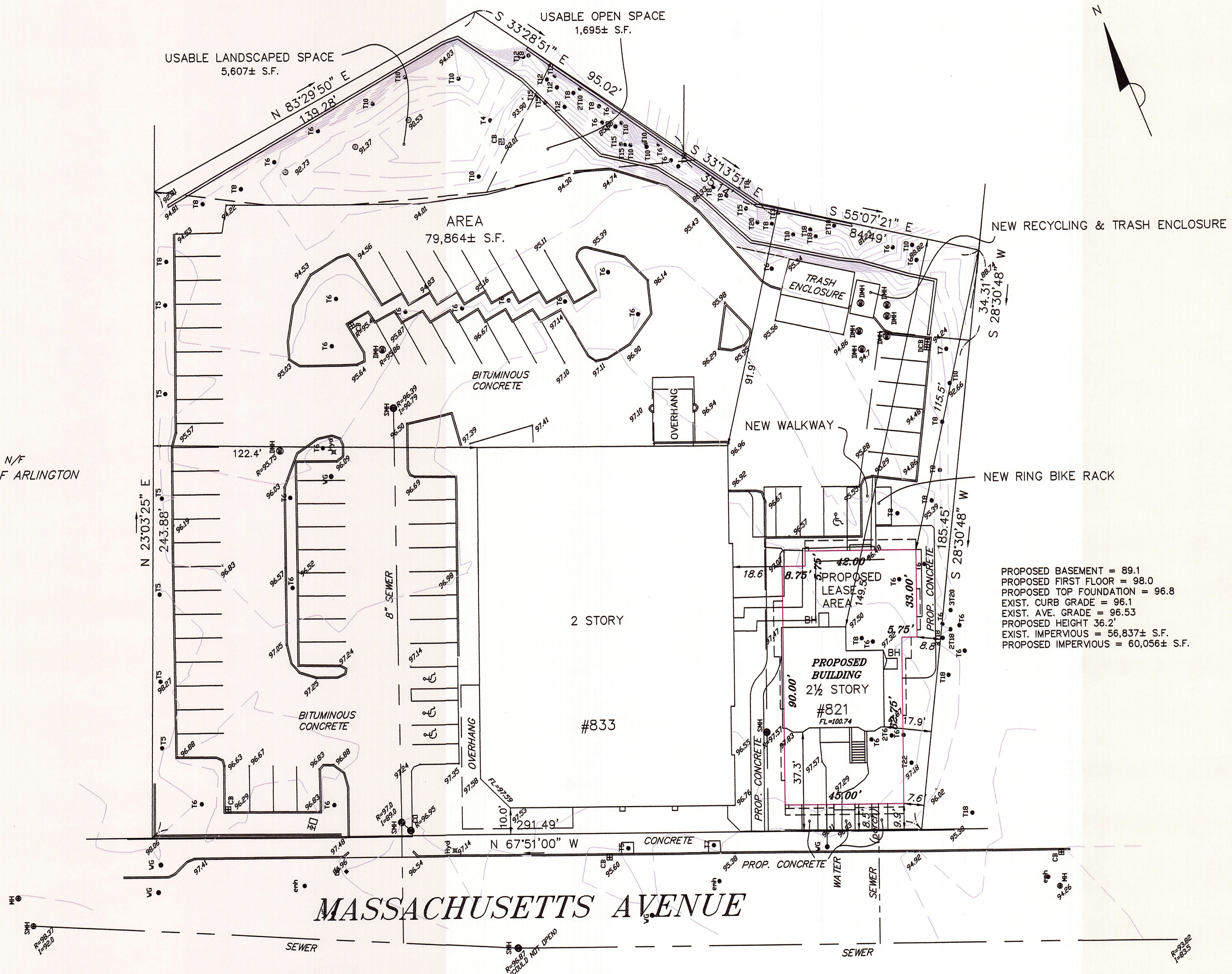
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TP-01





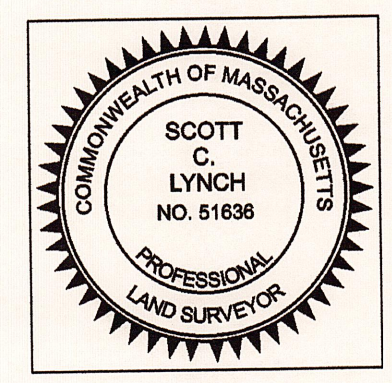


**LEGEND**

BH	BULKHEAD
CB	CATCH BASIN
CO	CLEANOUT
DCB	DOUBLE CATCH BASIN
DMH	DRAIN MANHOLE
EMH	ELECTRIC MANHOLE
FL	FLOOR
GG	GAS GATE
HH	HANDHOLD
HYD	HYDRANT
SMH	SEWER MANHOLE
T8	8" TREE
WG	WATER GATE
⬢	HANDICAP PARKING
⬢	SPOT GRADE ELEVATION

I HEREBY CERTIFY THAT THE BUILDING IS LOCATED AS SHOWN.

*SCOTT LYNCH* 7/25/2023  
 SCOTT LYNCH, PLS DATE  
 THIS PLAN MAY HAVE BEEN ALTERED IF THE SIGNATURE IS NOT SIGNED IN BLUE.



PREPARED FOR: GEOFFREY NOYES

PROPOSED PLOT PLAN  
 #821-833 MASSACHUSETTS AVENUE  
 IN  
 ARLINGTON, MA  
 (MIDDLESEX COUNTY)

SCALE: 1" = 30' DATE: 7/25/2023

ROBER SURVEY  
 1072A MASSACHUSETTS AVENUE  
 ARLINGTON, MA 02476  
 (781) 648-5533  
 7239PP4.DWG

UNDERGROUND UTILITIES WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. BEFORE DESIGN AND CONSTRUCTION CALL "DIG SAFE" 1-800-322-4844. SOME DATA IS CONFLICTING AND CAN ONLY BE VERIFIED BY EXCAVATION.



# 821

## MASSACHUSETTS AVENUE ARLINGTON MA 02476

ARLINGTON  
REDEVELOPMENT  
BOARD SUBMISSION

Job: 2958  
Date: 04/14/2025  
Scale: AS NOTED  
Drawn: ISP  
Checked: ATR

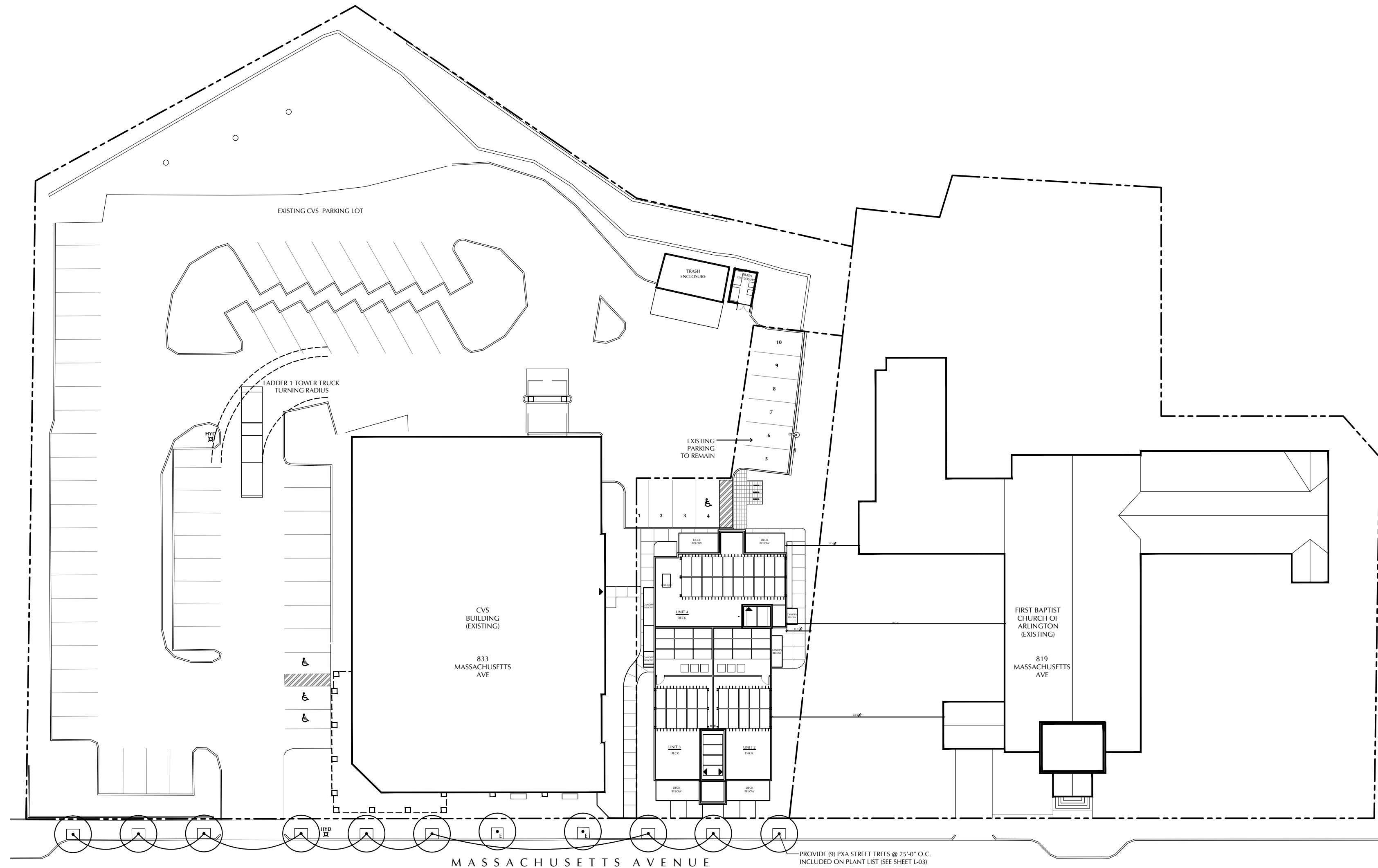
### PROPOSED PARTIAL BLOCK PLAN & ELEVATION

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Boston MA 02118  
Landscape Architecture  
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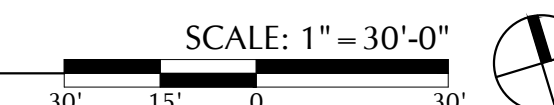
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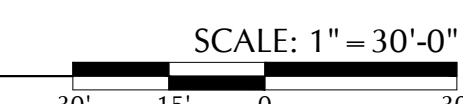
# L-01



**1** PROPOSED PARTIAL BLOCK PLAN



**2** PROPOSED PARTIAL BLOCK ELEVATION



821  
MASSACHUSETTS  
AVENUE  
ARLINGTON MA  
02476

ARLINGTON  
REDEVELOPMENT  
BOARD SUBMISSION

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PROPOSED SITE  
LAYOUT &  
MATERIALS  
PLAN & DETAIL

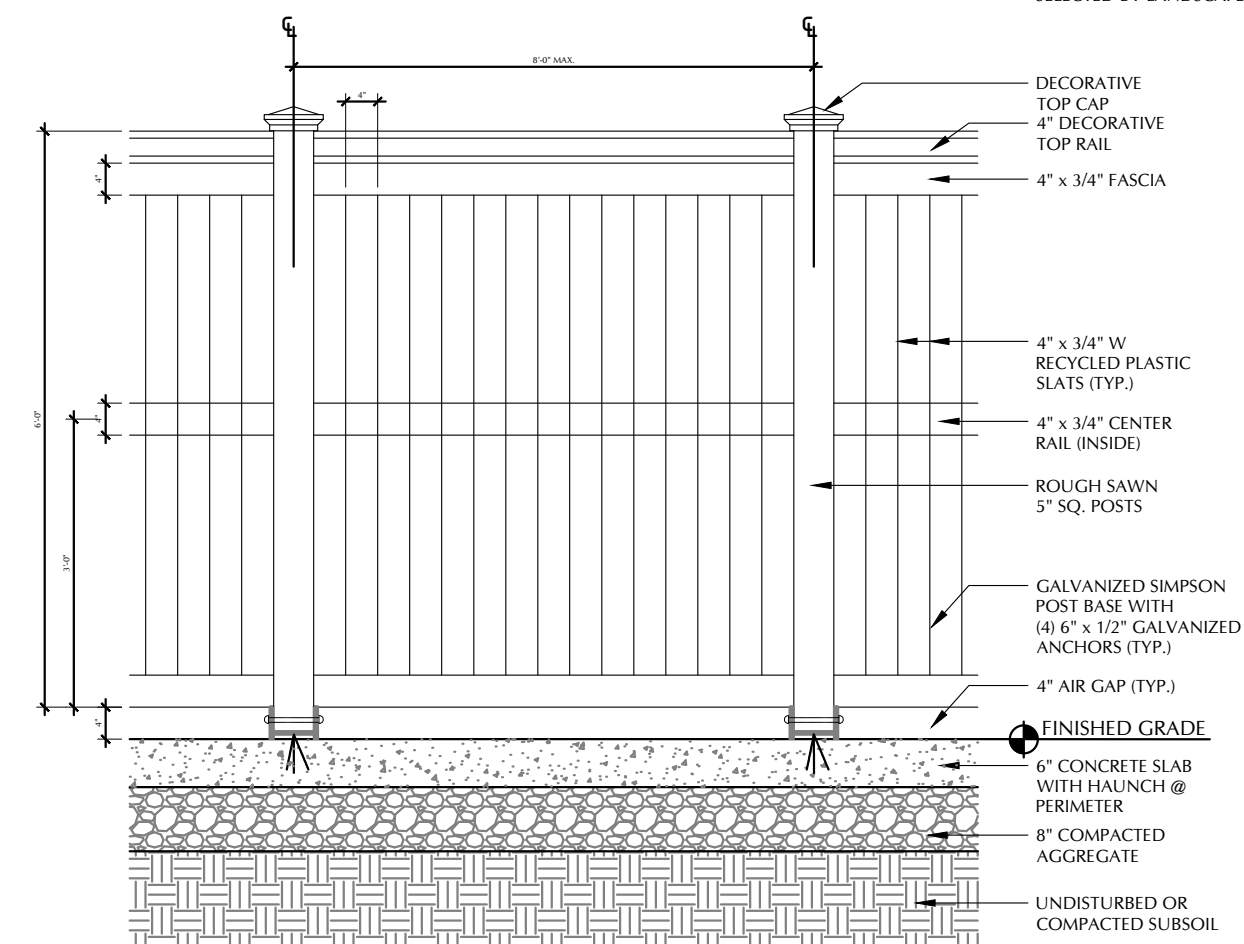
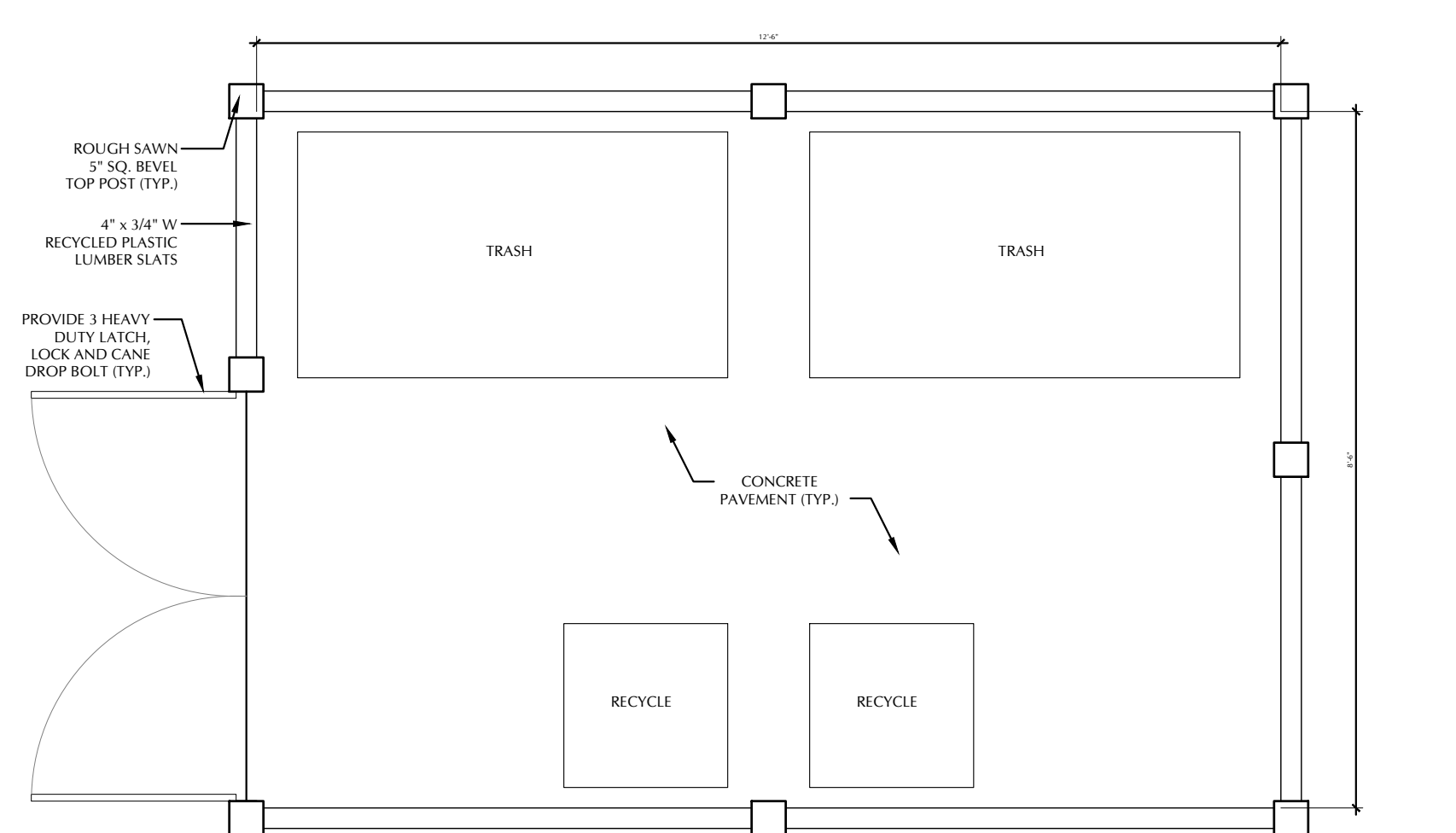
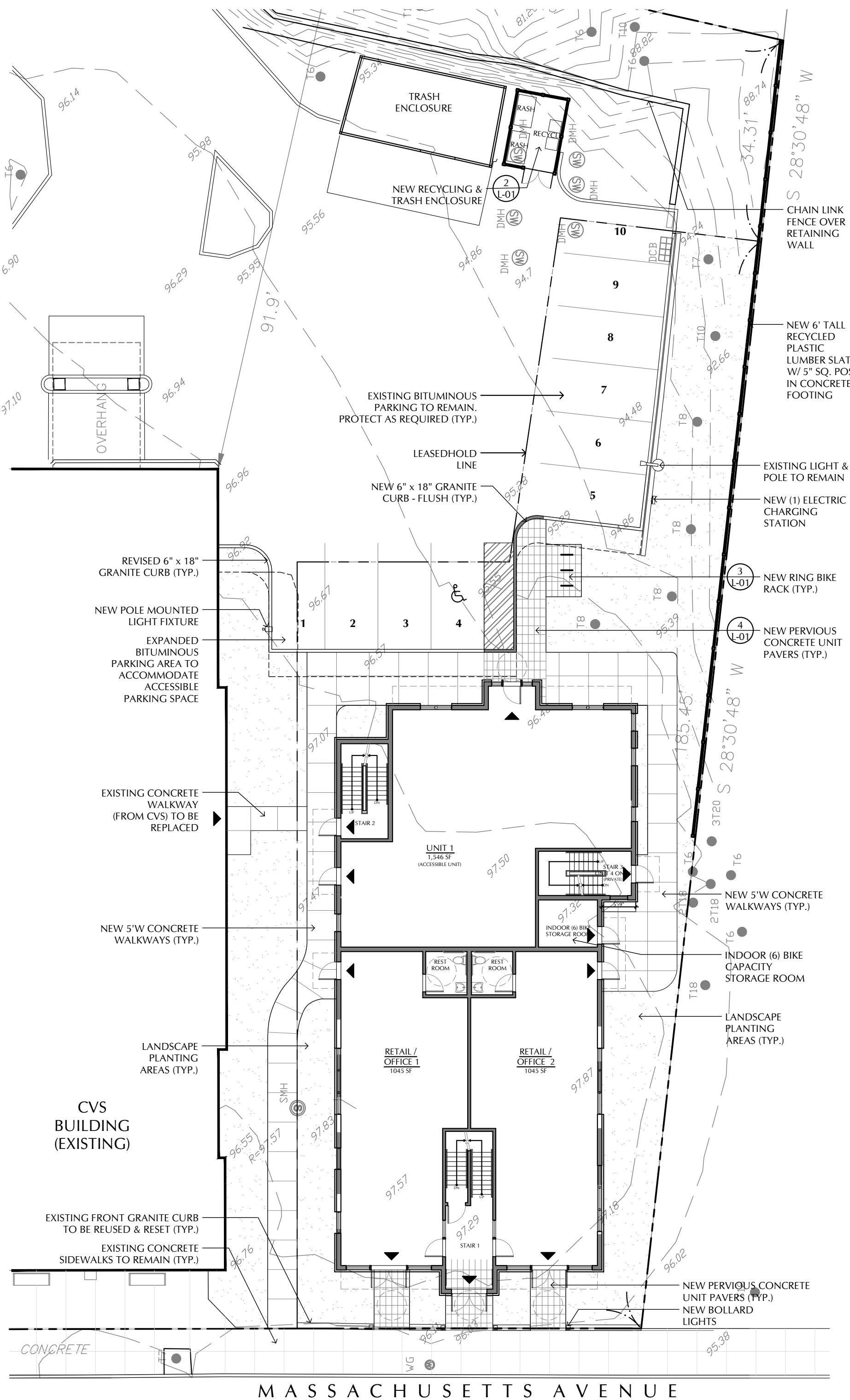
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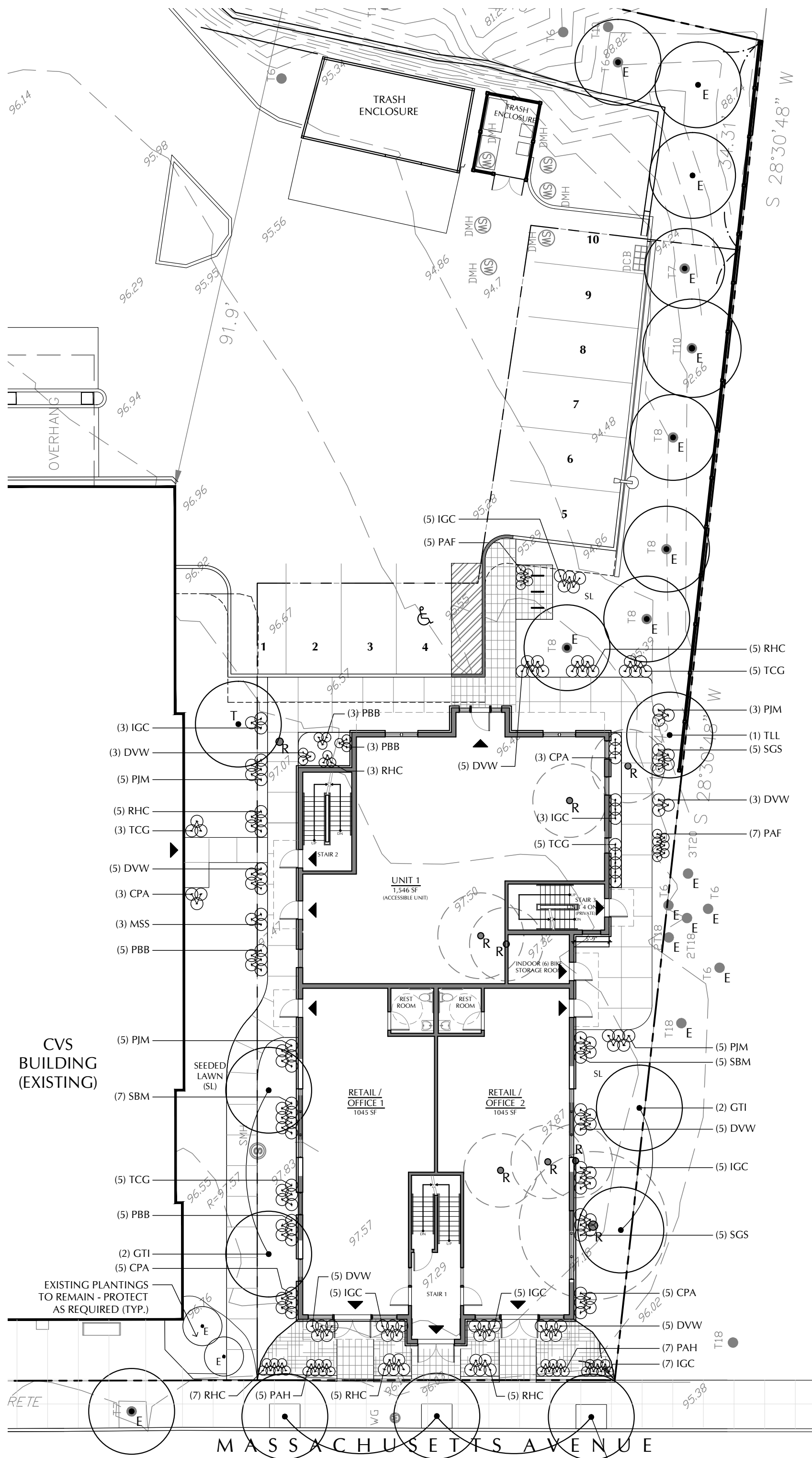
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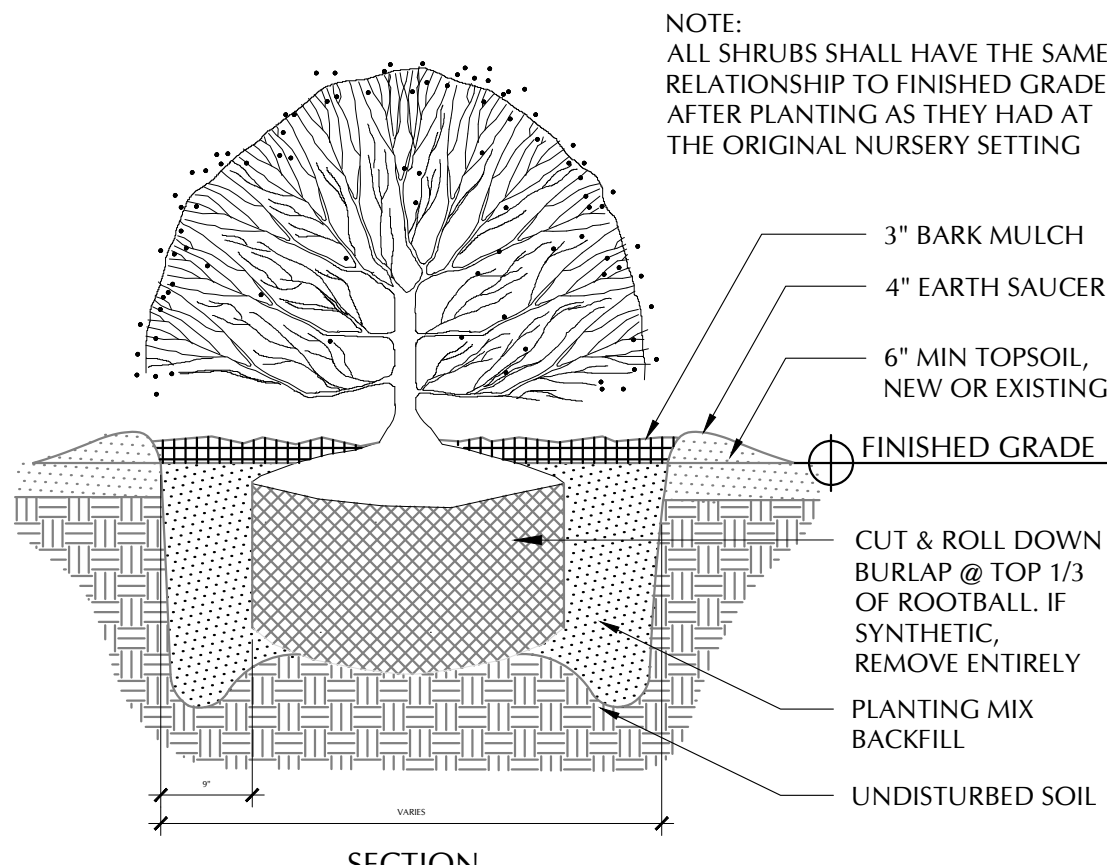
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L-02

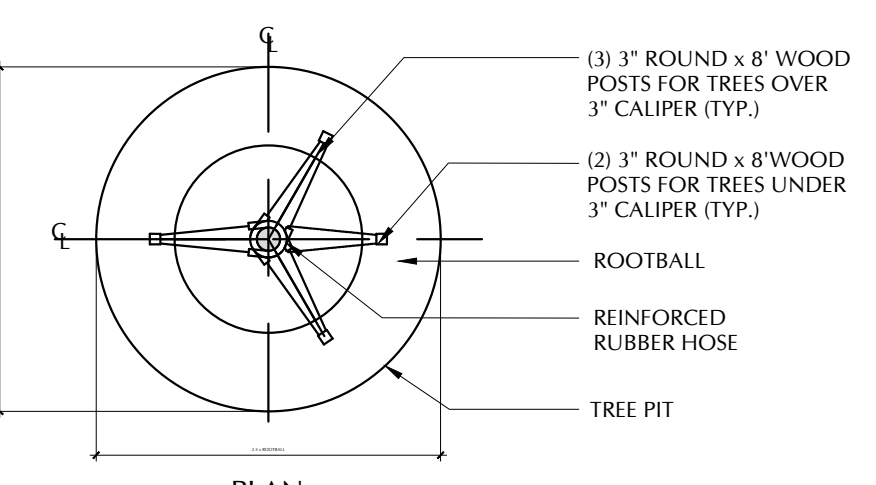
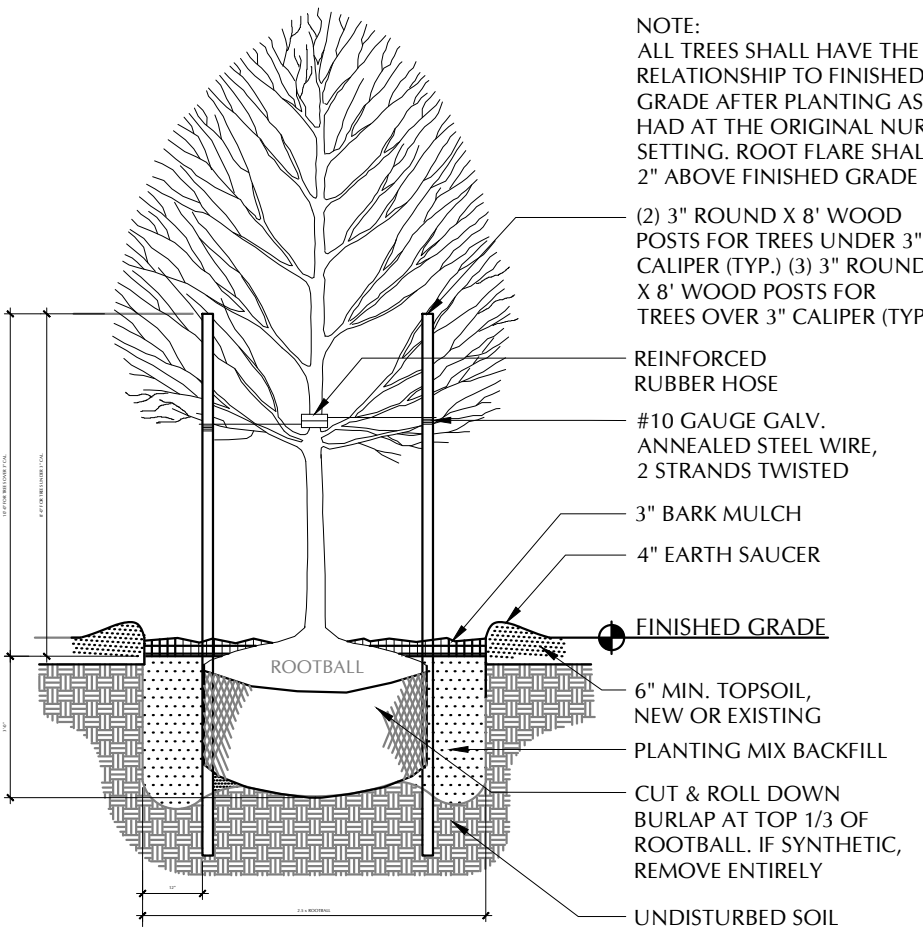




821 MASSACHUSETTS AVENUE, ARLINGTON MA			PLANT LIST		ROJAS DESIGN, INC.		RD 2958	12/27/2024
TREE	SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS	
	E	11	EXISTING TREE	EXISTING TREE	IN PLACE	TO REMAIN	PROTECT AS REQUIRED - PROVIDE CLASS 'A' PRUNING AS DIRECTED BY L.A.	
SHRUBS	R	8	REMOVE TREE	REMOVE TREE	EXISTING	REMOVE	REMOVE TREE AND STUMP IN THEIR ENTIRETY	
	T	1	TRANSPALNTED TREE - MAPLE TREE	TRANSPALNTED TREE	EXISTING	TRANSPALNTED	TRANSPALNT TREE, LOCATION AS SHOWN ON DRAWINGS	
	GTI	4	GLIEDTSA TRIACANTHOS INERMIS	THORNLESS HONEY LOCUST	3"-3 1/2" CAL.	B & B	PRUNE BRANCHING TO 6'-0" ABOVE FINISHED GRADE	
	PXA	9	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	3"-3 1/2" CAL.	B & B	PRUNE BRANCHING TO 6'-0" ABOVE FINISHED GRADE	
	TLL	1	TILIA CORDATA	LITTLE LEAF LINDEN	3"-3 1/2" CAL.	B & B	PRUNE BRANCHING TO 6'-0" ABOVE FINISHED GRADE	
	CPA	16	CHAMAECYPARIS PISIFERA 'FILIFERA AUREA'	GOLDEN THREADLEAF CYPRESS	2'-0" - 2'-6" SPREAD	B & B	YELLOW/COLD COLOR YEAR-ROUND - BROAD DOME FORM - SPACING @ 2'-0" O.C. - EVERGREEN	
	DVW	31	RHODODENDRON 'DELAWARE VALLEY WHITE'	'DELAWARE VALLEY WHITE' AZALEA	2'-6" - 3'-0" TALL	B & B	WHITE FLOWERS - BLOOMS APRIL - MAY - SPACING AT 2'-6" O.C. - EVERGREEN	
	IGC	35	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	2'-6" - 3'-0" TALL	B & B	EVERGREEN DENSE MOUNDED FORM - SPACING AT 2'-6" O.C.	
	PBB	16	PIERIS 'BROWERS BEAUTY'	BROWERS BEAUTY ANDROMEDA	2'-6" - 3'-0" TALL	B & B	CREAMY WHITE FLOWER - BLOOMS LATE APRIL SPACING AT 2'-6" O.C.	
	PJM	18	RHODODENDRON 'PJM'	'PJM' RHODODENDRON	2'-6" - 3'-0" TALL	B & B	MAGENTA FLOWERS - BLOOMS LATE SPRING - EARLY SUMMER - SPACING AT 2'-6" O.C. - EVERGREEN	
GRASSES	RHC	32	RHODODENDRON 'HINO-CRIMSON'	HINO-CRIMSON AZALEA	2'-6" - 3'-0" TALL	B & B	FUCHSIA FLOWERS - BLOOMS LATE SPRING EARLY SUMMER - SPACING AT 2'-6" O.C. - EVERGREEN	
	SBM	12	SPIRAEA X BUMALDA 'ANTHONY WATERER'	SPIREA BUMALDA 'ANTHONY WATERER'	2'-6" - 3'-0" TALL	B & B	SMALL WHITE FLOWERS - BLOOMS IN MAY SPACING AT 2'-6" O.C.	
	TCG	22	TAXUS CLUPIDATA 'GREENWAVE'	GREENWAVE JAPANESE YEW	2'-6" - 3'-0" SPREAD	B & B	EVERGREEN WITH LOW MOUNDED FORM SPACING AT 2'-6" O.C.	
	LSP	340	LIRIOPE SPICATA	CREeping LIRIOPE	12" SPREAD	1 GAL	FLOWERS LATE SUMMER WITH PALE VIOLET FLOWERS - SPACING 8 PLANTS PER 10 SF OF BED	
GRASSES	MSS	3	MISCANTHUS SINENSIS 'STRICTUS'	ZEBRA GRASS	4'-0" - 7'-0" TALL	3 GAL	GREEN AND YELLOW BANDED BLADES WITH YELLOW FLOWERS - BLOOMS JULY - SEPTEMBER	
	PAF	12	PENNISTETUM ALOPECUROIDES	FOUNTAIN GRASS	2'-6" - 3'-0" TALL	3 GAL	FOUNTAIN SHAPED FORM WITH DARK GREEN BLADES AND BUFF WHITE FLOWERS IN JULY - OCTOBER	
	PAH	12	PENNISTETUM ALOPECUROIDES 'HAMELIN'	DWARF KARLY ROSE FOUNTAIN GRASS	1'-6" - 2'-6" TALL	3 GAL	DENSE CLUMPED GROWTH WITH UPRIGHT MOUNDS OF PURPLE FLOWERS	
	SGS	10	MISCANTHUS SINENSIS 'GRACILLIMUS'	SILVER OR EULALIA GRASS	4'-0" - 7'-0" TALL	3 GAL	UPRIGHT FORM WITH FEATHERY CREAM FLOWERS - BLOOMS IN LATE SEPTEMBER - OCTOBER	
GRASSES	SL	470	SEEDED LAWN	SEEDED LAWN	PEARL'S PREMIUM SUN-SHADE MIX	6" CLEAM LOAM MIX	SLICE SEEDING OR HYDROSEEDING FOR FULL COVERAGE OF NOTED AREAS AND ALL AREAS DISTURBED BY CONSTRUCTION AND LANDSCAPING (TYP.)	



2 SHRUB PLANTING DETAIL



3 TREE PLANTING PLAN

821  
MASSACHUSETTS  
AVENUE  
ARLINGTON MA  
02476

ARLINGTON  
REDEVELOPMENT  
BOARD SUBMISSION

Job: 2958  
Date: 04/14/2025  
Scale: AS NOTED  
Drawn: ISP  
Checked: ATR

PROPOSED  
PLANTING PLAN  
& PLANT LIST

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L-03

# 821

MASSACHUSETTS  
AVENUE  
ARLINGTON MA  
02476

## ARLINGTON REDEVELOPMENT BOARD SUBMISSION

Job: 2958  
Date: 04/14/2025  
Scale: AS NOTED  
Drawn: ISP  
Checked: ATR

### PROPOSED FIRST FLOOR & SECOND FLOOR PLANS

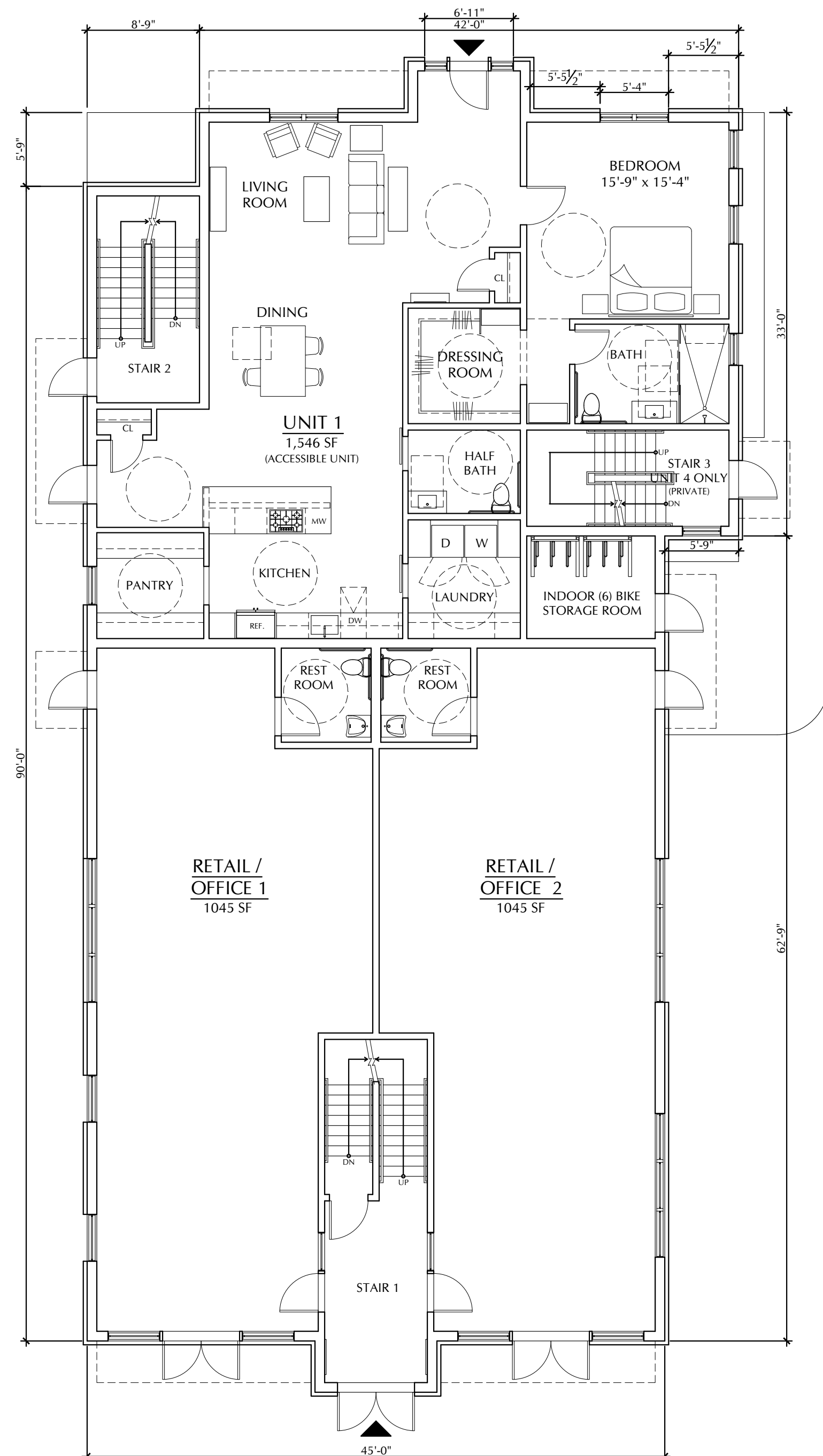
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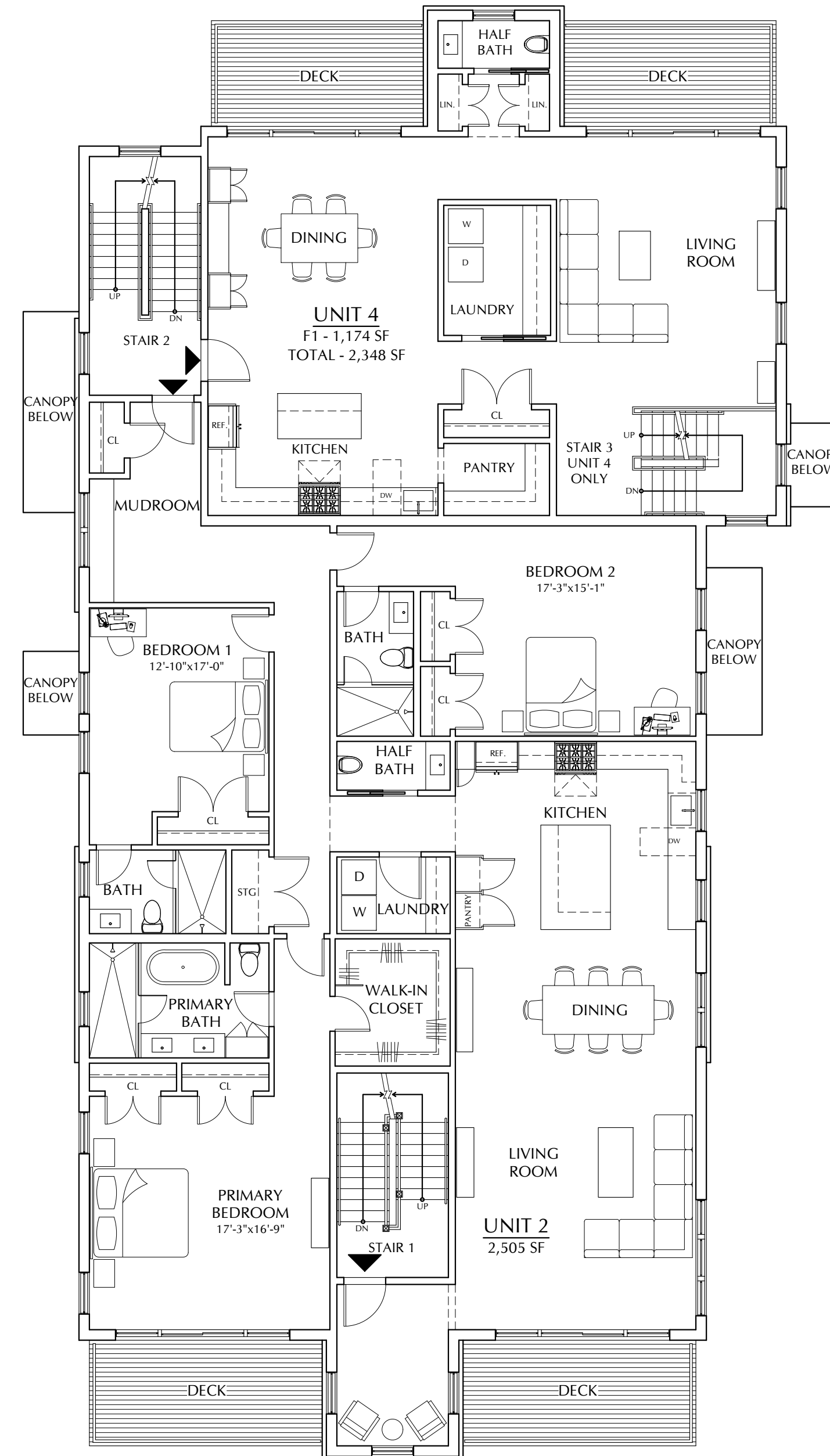
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# A-01



**1** PROPOSED FIRST FLOOR PLAN



**2** PROPOSED SECOND FLOOR PLAN



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ARLINGTON  
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PROPOSED  
THIRD FLOOR  
& ROOF PLAN

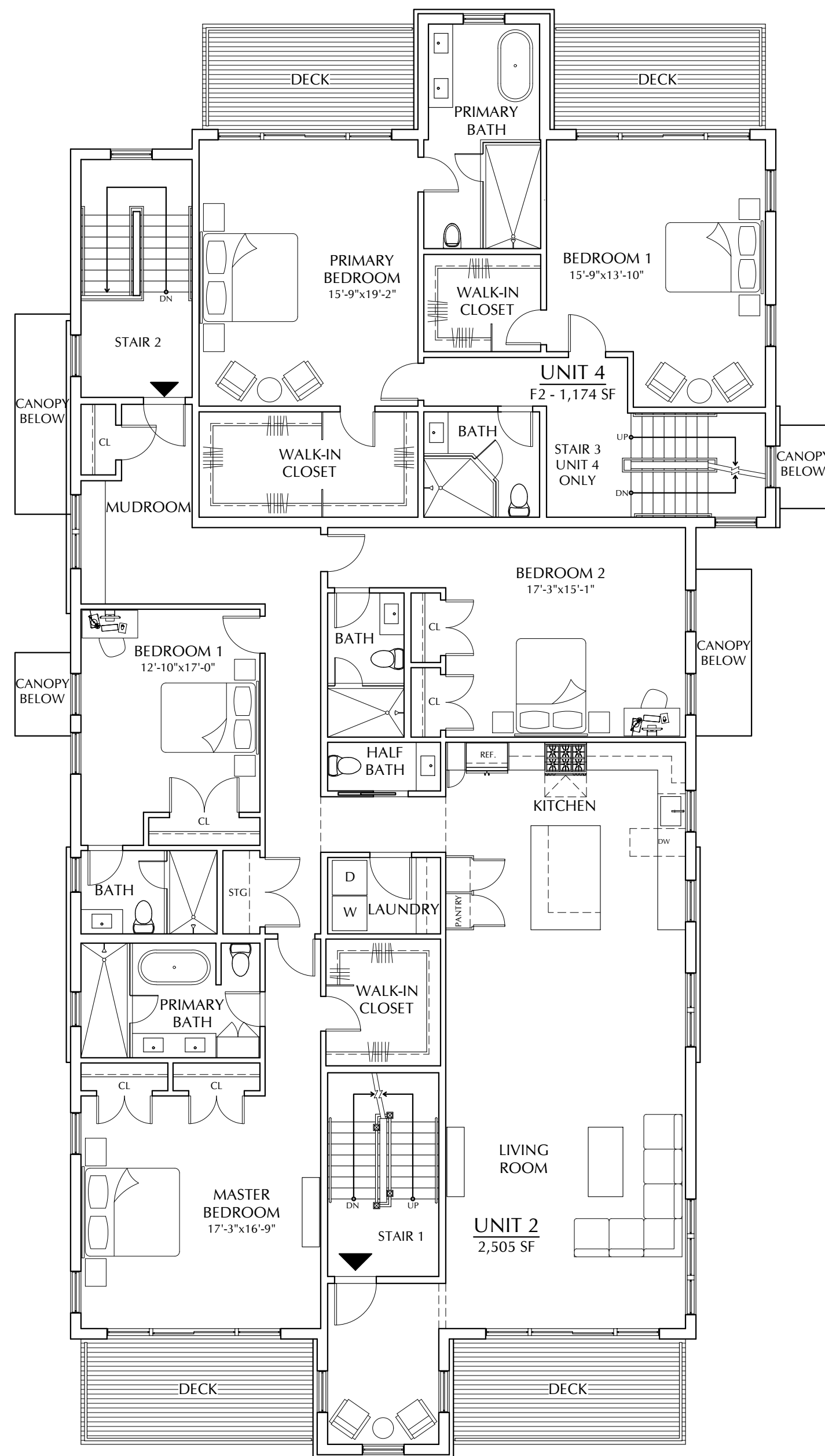
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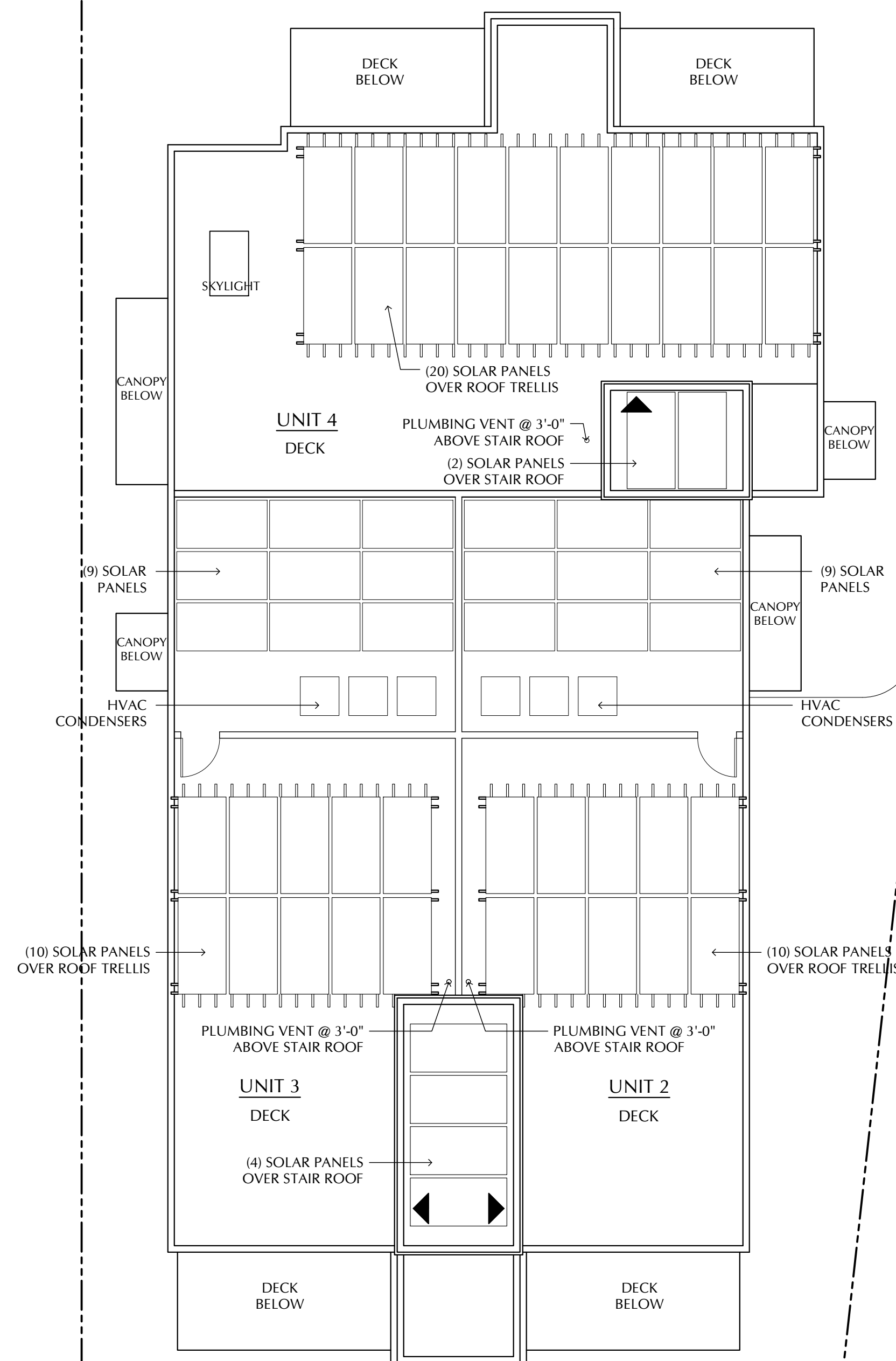
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A-02



1 PROPOSED THIRD FLOOR PLAN SCALE: 1/8" = 1'-0"



2 PROPOSED ROOF PLAN REFER TO SOLAR PACKAGE FOR PANEL & SYSTEM SPECIFICS SCALE: 1/8" = 1'-0"

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PROPOSED  
BASEMENT PLAN,  
FRONT (SOUTH)  
ELEVATION &  
REAR (NORTH)  
ELEVATION

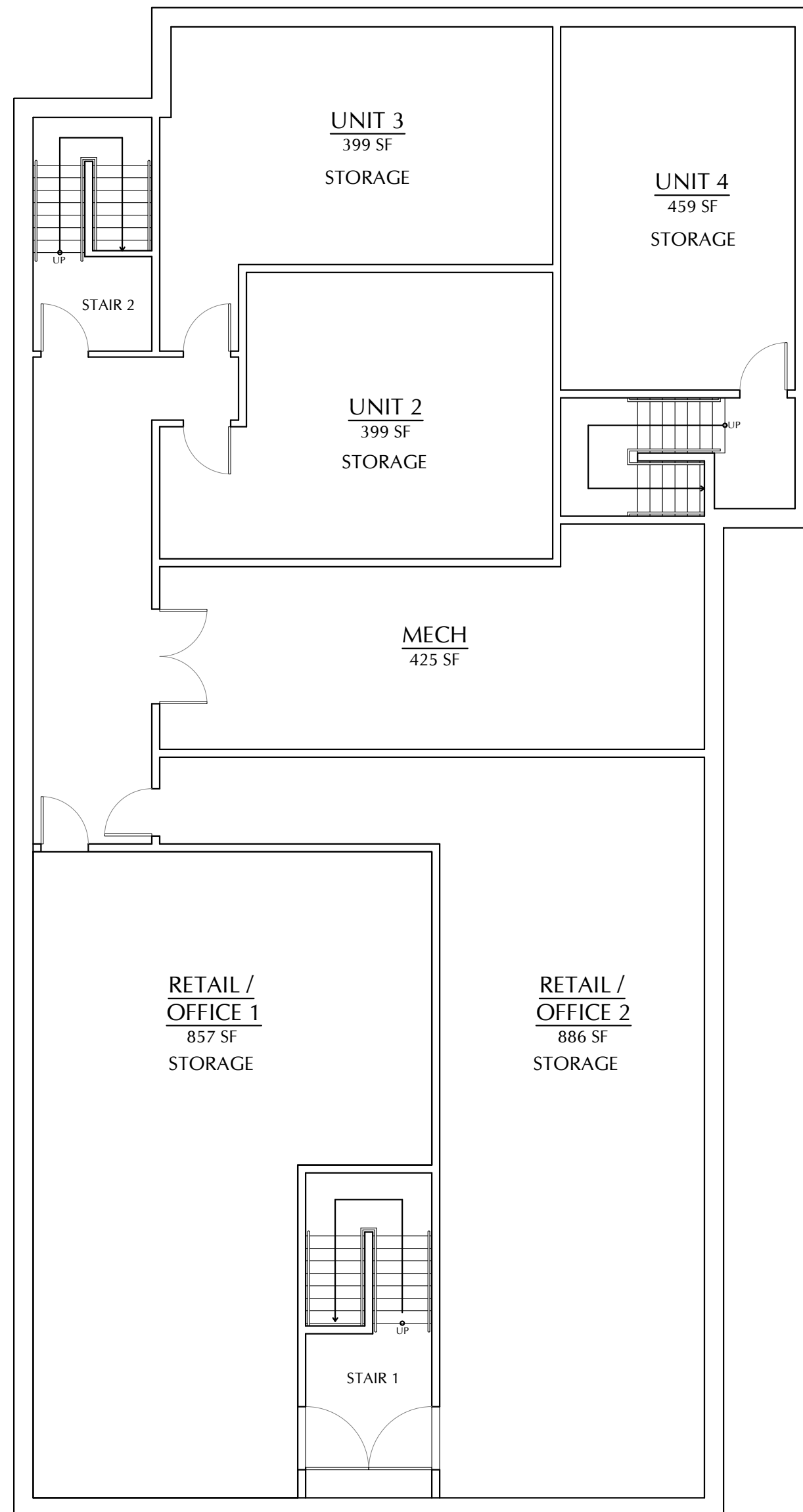
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A-03



1 PROPOSED BASEMENT PLAN SCALE: 1/8" = 1'-0"



2 PROPOSED FRONT (SOUTH) ELEVATION SCALE: 1/8" = 1'-0"  
MASSACHUSETTS AVENUE



3 PROPOSED REAR (NORTH) ELEVATION SCALE: 1/8" = 1'-0"

# 821 MASSACHUSETTS AVENUE ARLINGTON MA 02476

## ARLINGTON REDEVELOPMENT BOARD SUBMISSION

Job: 2958  
Date: 04/14/2025  
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Drawn: ISP  
Checked: ATR

### PROPOSED SIDE (EAST) & SIDE (WEST) ELEVATIONS

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# A-04



**1** PROPOSED SIDE (EAST) ELEVATION

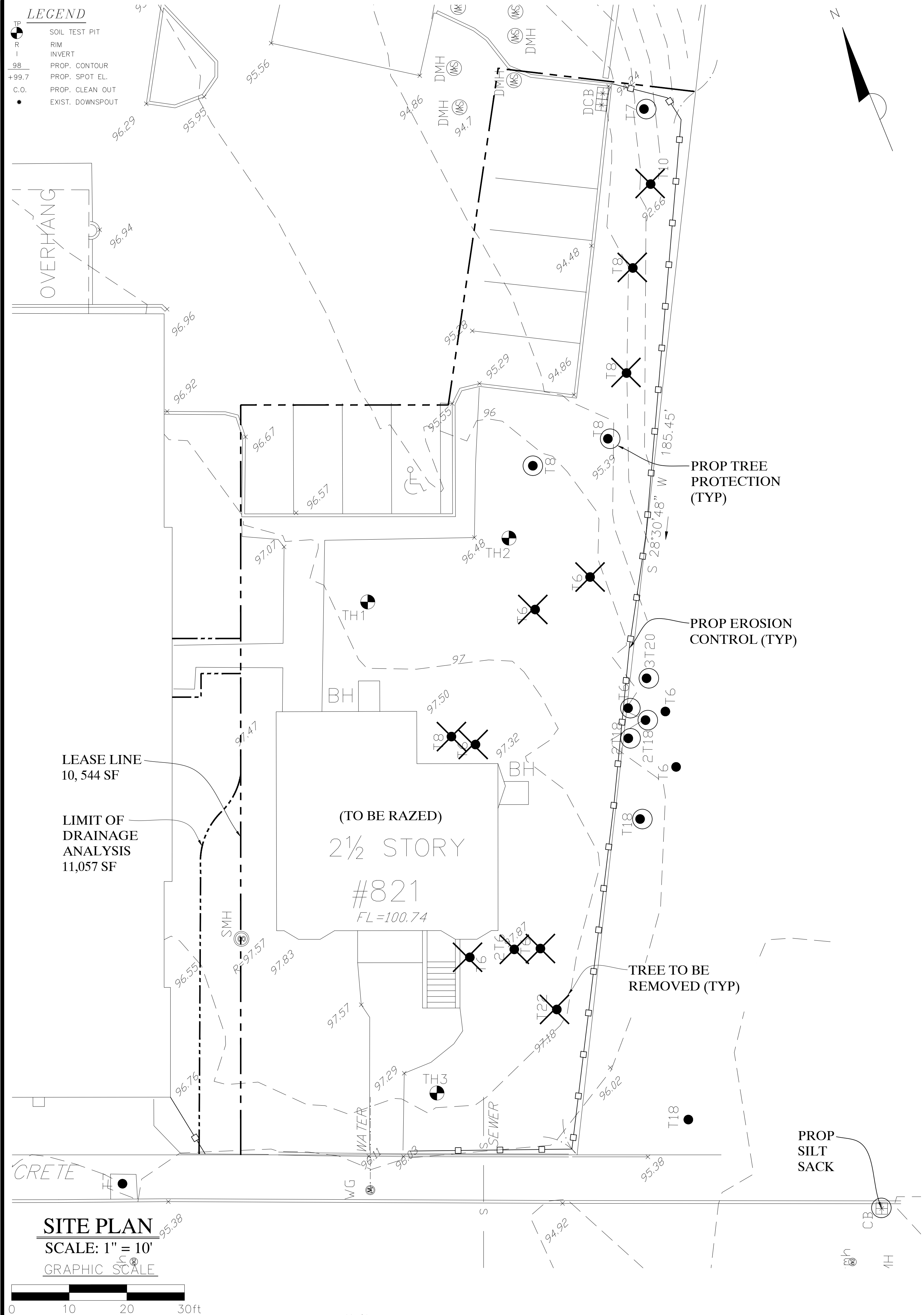
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8' 4' 0' 8'



**2** PROPOSED SIDE (WEST) ELEVATION

SCALE: 1/8" = 1'-0"  
8' 4' 0' 8'





## GENERAL NOTES

- EXISTING CONDITIONS SURVEY INFORMATION OBTAINED FROM ROBER SURVEY, ARLINGTON, MA. OWNER/CLIENT ASSUMES ALL RESPONSIBILITY FOR SOURCES AND AUTHORIZATION TO USE ELECTRONIC AND RECORD FILES.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING INFORMATION ON THE GROUND AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER IMMEDIATELY FOR A DECISION PRIOR TO CONSTRUCTION.
- ALL AREAS OUTSIDE OF THE LIMIT OF WORK LINES SHALL NOT BE DISTURBED IN ANY MANNER BY THE CONTRACT OPERATIONS. THE CONTRACTOR SHALL KEEP OUT OF THESE AREAS AND PRESERVE THEIR EXISTING CHARACTER.
- INSTALL TEMPORARY EROSION CONTROL MEASURES PRIOR TO CONSTRUCTION FOR APPROVAL BY THE DESIGN ENGINEER.
- PROVIDE SMOOTH TRANSITION AT CHANGES IN GRADE EXCEPT AS INDICATED ON THE DRAWINGS AND AS DIRECTED BY THE ENGINEER.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNDERGROUND UTILITY LINES; ACTIVE OR NOT, AND SHALL MAINTAIN A CLOSE AND CONSTANT CONTACT WITH ALL UTILITY COMPANIES INVOLVED. CALL DIG-SAFE: 888-344-7233
- ALL ELEVATIONS ARE REFERENCED TO AN NAVD83 DATUM.
- CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS, PERMITTING, AND LICENSES ISSUED AT THE FEDERAL, STATE AND LOCAL AGENCIES.
- CONTRACTOR SHALL COORDINATE ALL SITE UTILITY IMPROVEMENTS WITH THE TOWN OF ARLINGTON OFFICIALS.
- ENGINEER IS TO BE CONTACTED BY CONTRACTOR TO PERFORM AS BUILT MEASUREMENTS.
- OWNER/DEVELOPER IS TO COMPLY WITH ALL OF MASSACHUSETTS DEP SITE DEVELOPMENT REGULATIONS.

## DRAINAGE NOTES

- CONTRACTOR IS RESPONSIBLE FOR THE VERTICAL AND HORIZONTAL CONTROLS OF THE PROJECT.
- CONTRACTOR IS TO REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION OF BUILDING DOWNSPOUTS.
- THE MINIMUM CLEARANCE FROM THE BOTTOM OF THE SUBSURFACE DRAINAGE SYSTEMS TO REFUSAL OR GROUNDWATER IS 24 INCHES.
- SYSTEMS WILL REQUIRE PERIODIC INSPECTION.
- STORMWATER RUNOFF SHALL NOT BE DIRECTED ACROSS ADJACENT PROPERTY LINES.

## LAYOUT & GRADING NOTES

- CONSULT ALL DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BETWEEN ALL TRADES PRIOR TO COMMENCING NEW CONSTRUCTION.
- LOCATION OF EXISTING UTILITIES SHOWN ARE DIAGRAMMATIC ONLY. CONTRACTOR SHALL CONTACT THE PROPER AUTHORITIES IN WRITING TO CONFIRM THE LOCATIONS OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE INCURRED DURING CONSTRUCTION TO ANY UTILITY SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
- CONTRACTOR TO REFER TO A SURVEYOR PLOT PLAN FOR ACCURATE OFFSETS TO PROPERTY LINE.

### SOIL TEST DATA

Performed by Gala Simon Associates, Inc., on 9/5/24

TH1 (EL. 96.9)						
Horizon	Depth	Color	Texture	Mottles	Other	Elevation
C1	120"	N/A	FILL	-	-	86.9
C	128"	10YR5/4	LS	-	-	86.2

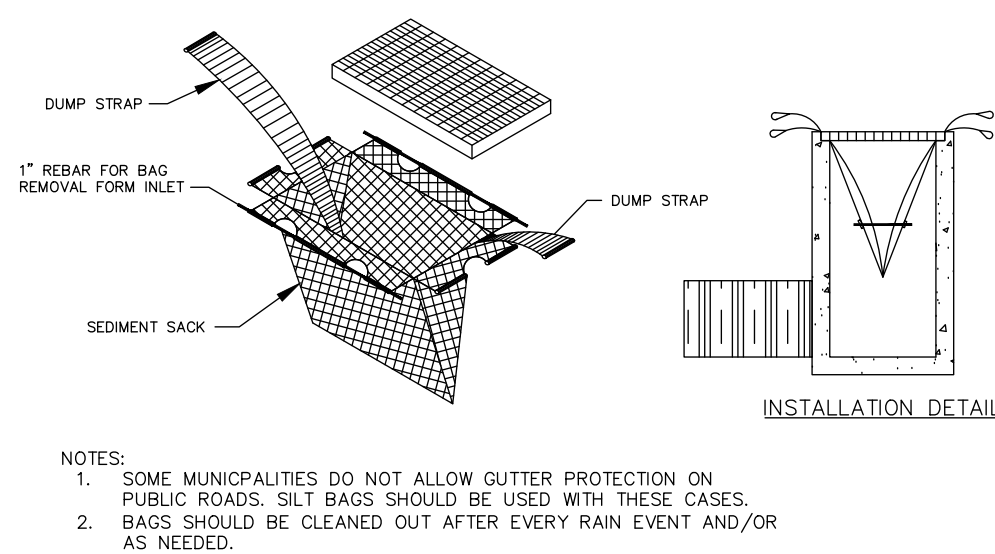
NO WATER, NO MOTTILING AND NO REFUSAL

TH2 (EL. 96.5)						
Horizon	Depth	Color	Texture	Mottles	Other	Elevation
C1	111"	N/A	FILL	-	-	87.3
C	115"	10YR6/6	CS	-	-	86.9

NO WATER, NO MOTTILING AND NO REFUSAL

TH3 (EL. 97.1)						
Horizon	Depth	Color	Texture	Mottles	Other	Elevation
A/B	25"	N/A	FILL	-	-	95.0
C1	77"	10YR5/4	LS	-	-	90.7
C2	100"	10YR5/3	CS	-	-	88.8

NO WATER, NO MOTTILING AND NO REFUSAL



## 3 SILT SACK

C-0 SCALE: NTS

## AS BUILT NOTE:

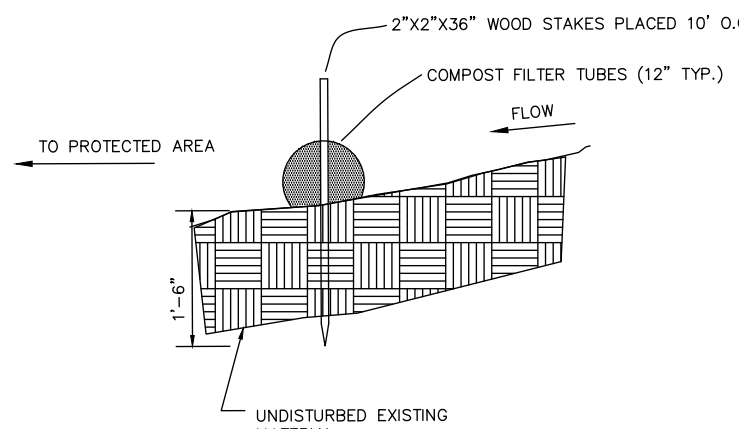
CONTRACTOR IS TO CONTACT ENGINEER FOR AS-BUILT MEASUREMENTS PRIOR TO BACK FILLING DRAINAGE SYSTEMS.

## UTILITY NOTES:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THIS PLAN, PRIOR TO ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION BEFORE PROCEEDING WITH THE WORK. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATERGATES, ETC. AND COMPILED FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, ALL UTILITY COMPANIES OR AGENCIES PRIOR TO ANY EXCAVATION WORK. CALL DIGSAFE AT 1-800-322-4844

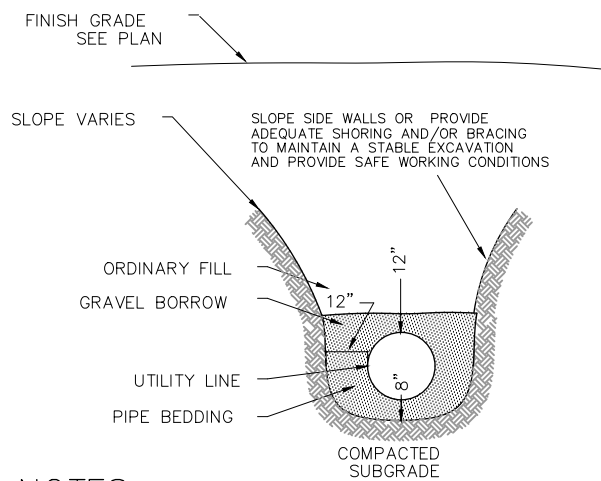
### SAFETY NOTE:

CONTRACTOR IS TO IMPLEMENT ALL NECESSARY SAFETY AND CONSTRUCTION MEASURES AND PROCEDURES FOR THE CONSTRUCTION OF THE PROJECT. STRICT COMPLIANCE WITH FEDERAL, STATE AND LOCAL SAFETY AND CONSTRUCTION REQUIREMENTS IS MANDATORY.



## 1 EROSION CONTROL

C-0 SCALE: NTS

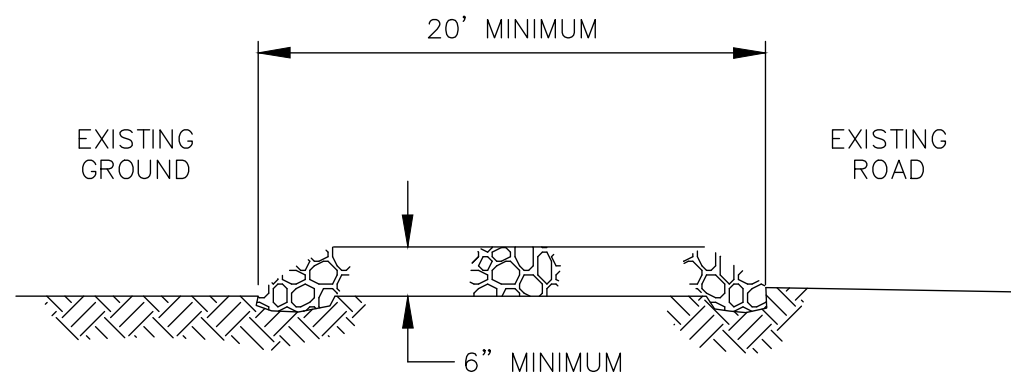


**NOTES:**

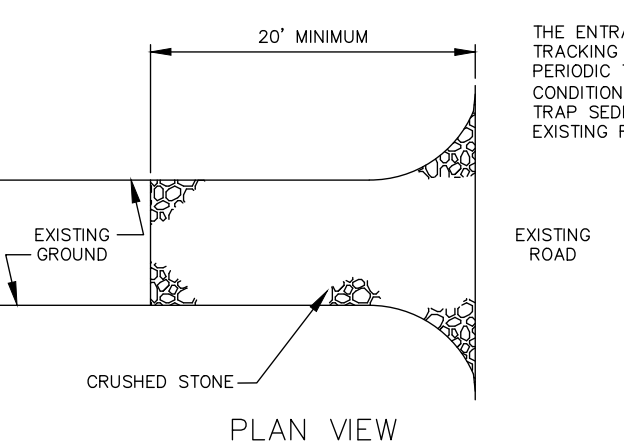
- 8" SAND CUSHION REQUIRED AT ALL LEDGE OR PIPE CROSSING
- NO STONE GREATER THAN 3" TO BE PLACED OVER PIPE TO FINISH GRADE
- NO STONE GREATER THAN 3" WITHIN 12" OF PIPE
- GRAVEL BORROW SHALL COMPLY WITH MHD M1.0.0 TYPE C
- PIPE BEDDING SHALL COMPLY WITH MHD M1.04.1

## 2 TYP. UTILITY TRENCH

C-0 SCALE: NTS



**PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND ROAD**



THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO EXISTING ROAD. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO EXISTING ROAD SHALL BE REMOVED IMMEDIATELY.

## 4 STABILIZED CONSTRUCTION ENTRANCE

C-0 SCALE: NTS

NOT FOR CONSTRUCTION

**Gala Simon Associates Inc.**

394 LOWELL STREET, SUITE 18  
LEXINGTON, MA 02420  
Tel: (781) 676-2962

Gala Simon Associates

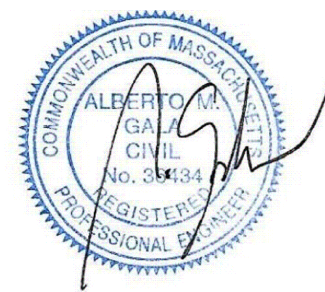
**GSA**

Civil Engineers

**EXISTING CONDITIONS**  
**PLAN**

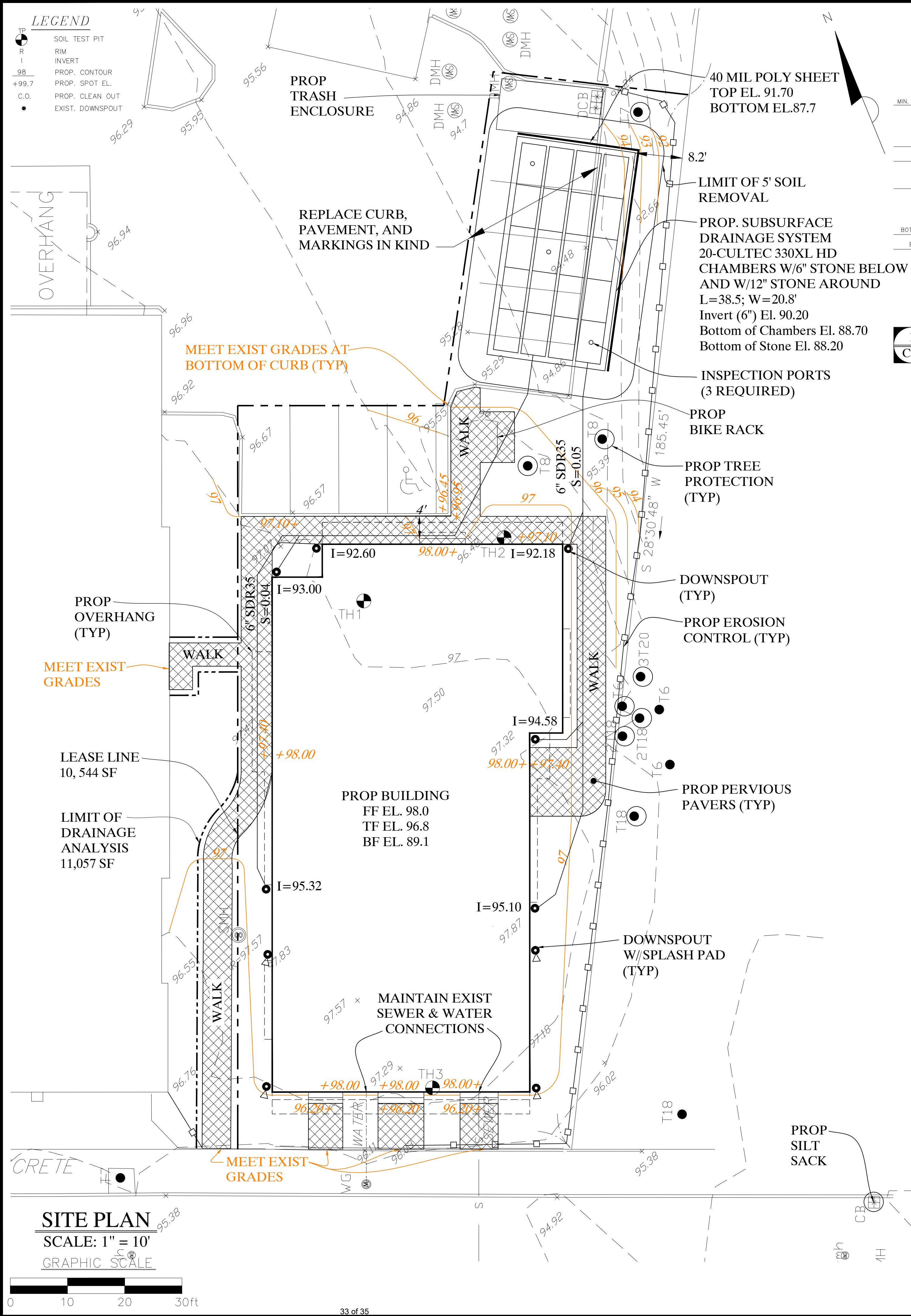
**821 MASSACHUSETTS AVENUE**  
**ARLINGTON, MASSACHUSETTS**

Job No. 2422 Date: 9/6/2024  
Drawn By: AG Scale: AS SHOWN  
Rev# Date: Description:

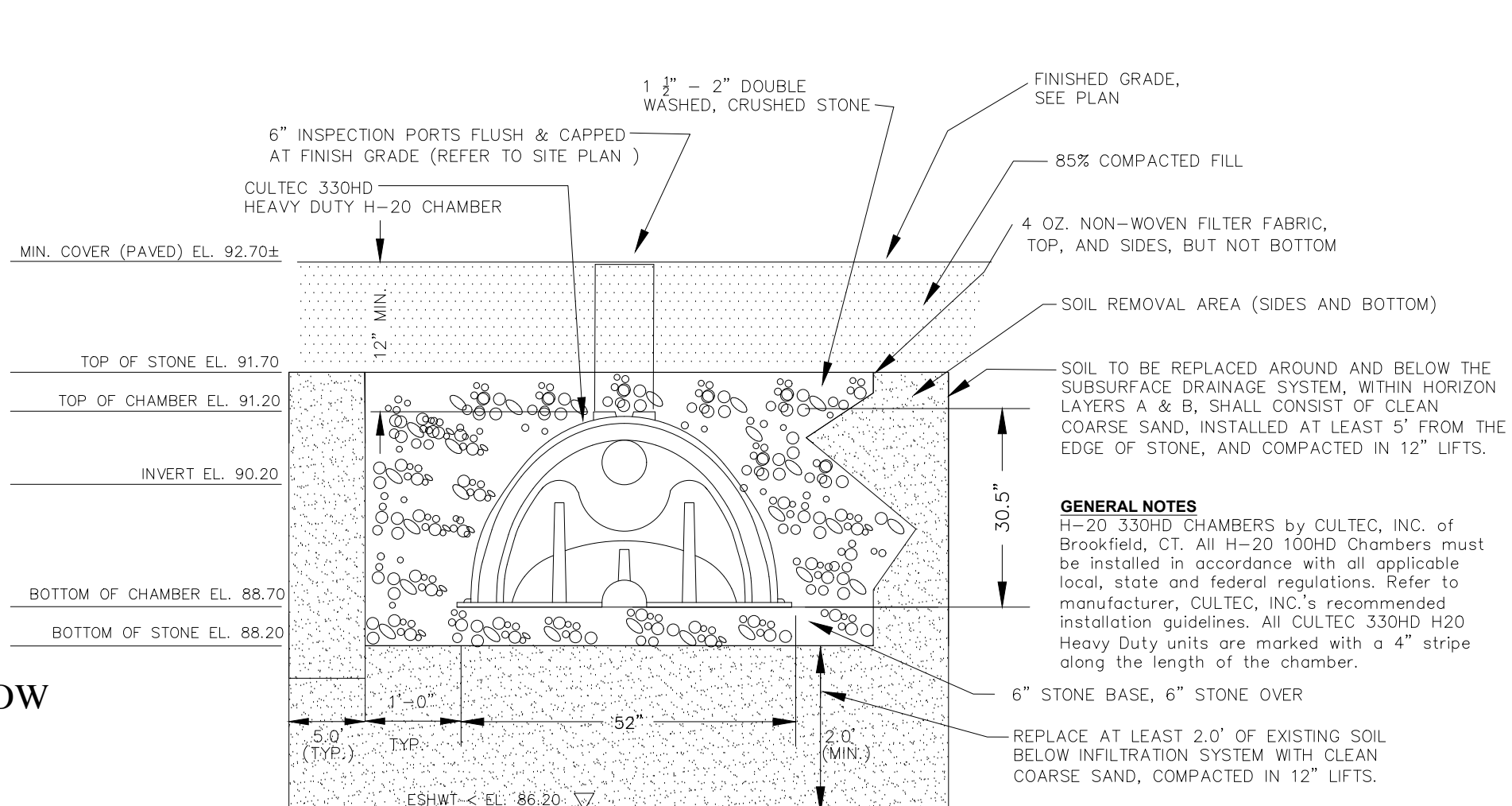


C-01

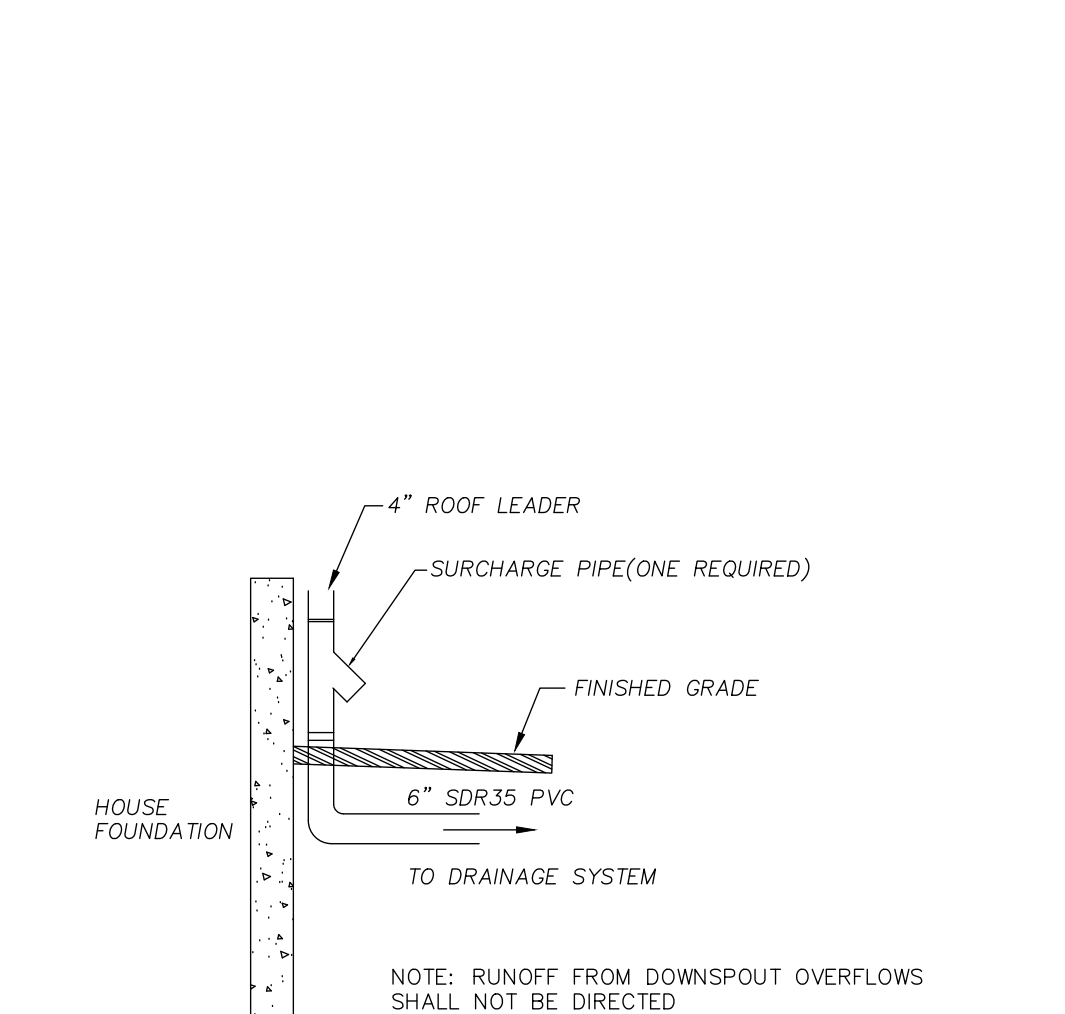




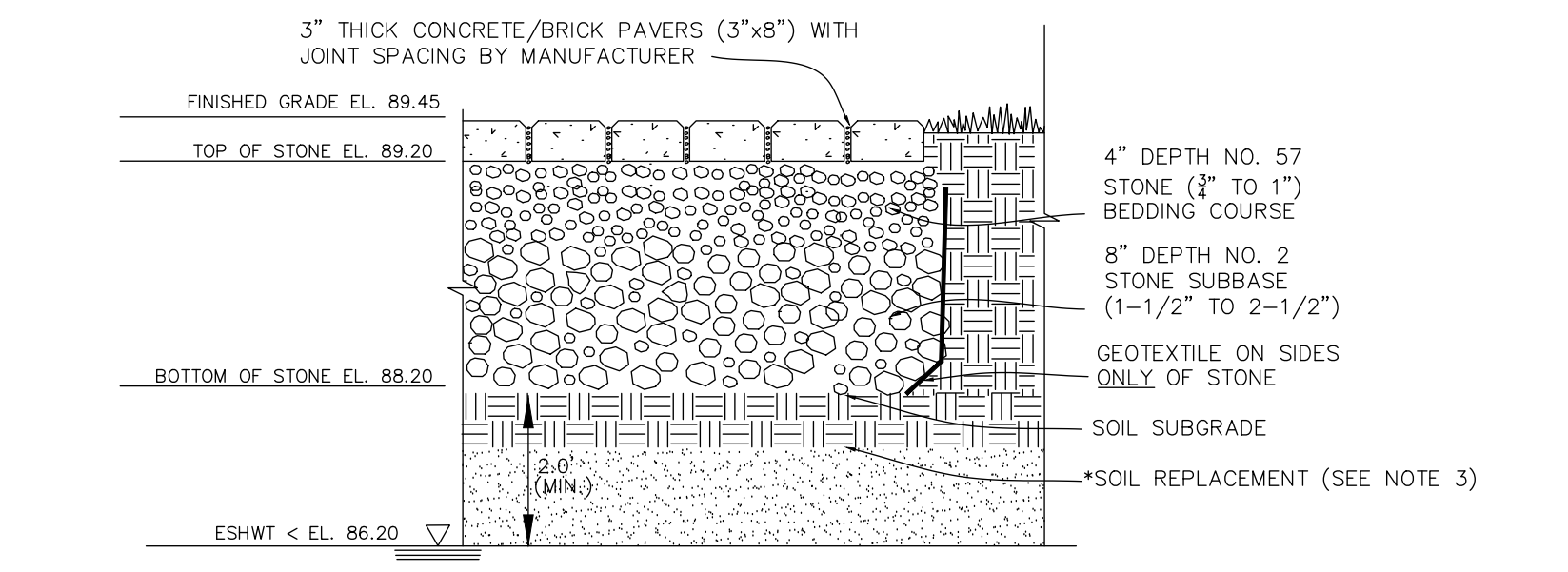
**1 H-20 CULTEC 330XL HD CHAMBER SYSTEM**  
SCALE: NTS



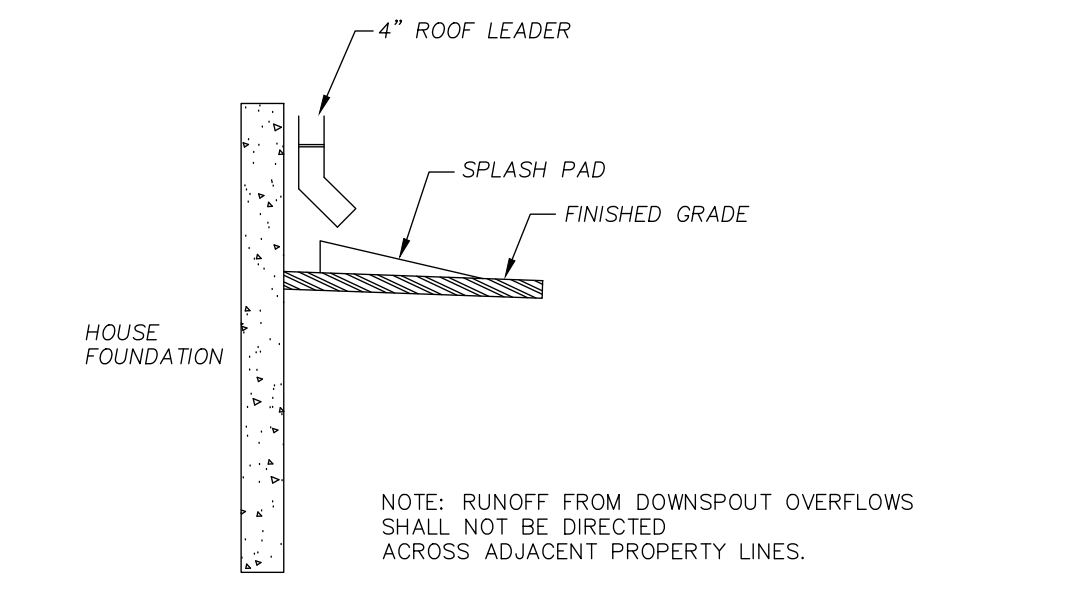
**2 ROOF LEADER W/DOWN SPOUT**  
SCALE: NTS



**3 CONCRETE/BRICK PERMEABLE PAVERS**  
SCALE: NTS (WALKS)



**4 ROOF LEADER W/SPLASH PAD**  
SCALE: NTS



**Gala Simon Associates Inc.**  
394 LOWELL STREET, SUITE 18  
LEXINGTON, MA 02420  
Tel: (781) 676-2962

**GSA**  
Civil Engineers

**PROPOSED CONDITIONS DRAINAGE PLAN**

**821 MASSACHUSETTS AVENUE**  
**ARLINGTON, MASSACHUSETTS**

Job No. 2422 Date: 9/6/2024  
Drawn By: AG Scale: AS SHOWN  
Rev# Date: Description:

**C-02**

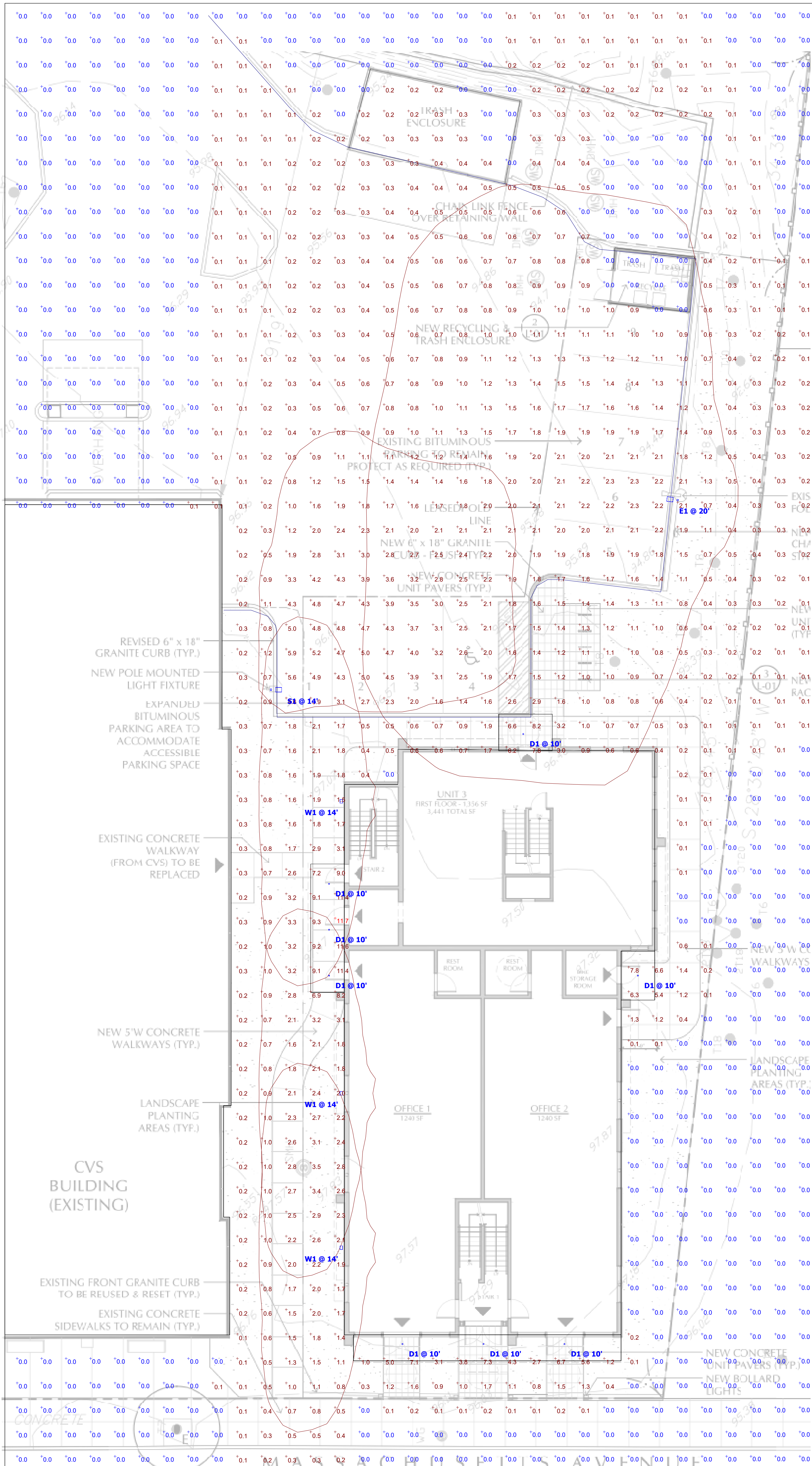




DISCLAIMER:  
- THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES ONLY  
AND ARE NOT INTENDED FOR CONSTRUCTION. VALUES REPRESENTED ARE AN APPROXIMATION GENERATED FROM MANUFACTURERS PHOTOMETRIC IN-HOUSE OR INDEPENDANT LAB TEST WITH DATA SUPPLIED BY LAMP MANUFACTURERS.

821 Massachusetts Ave  
Arlington, MA  
Exterior Lighting Calculation

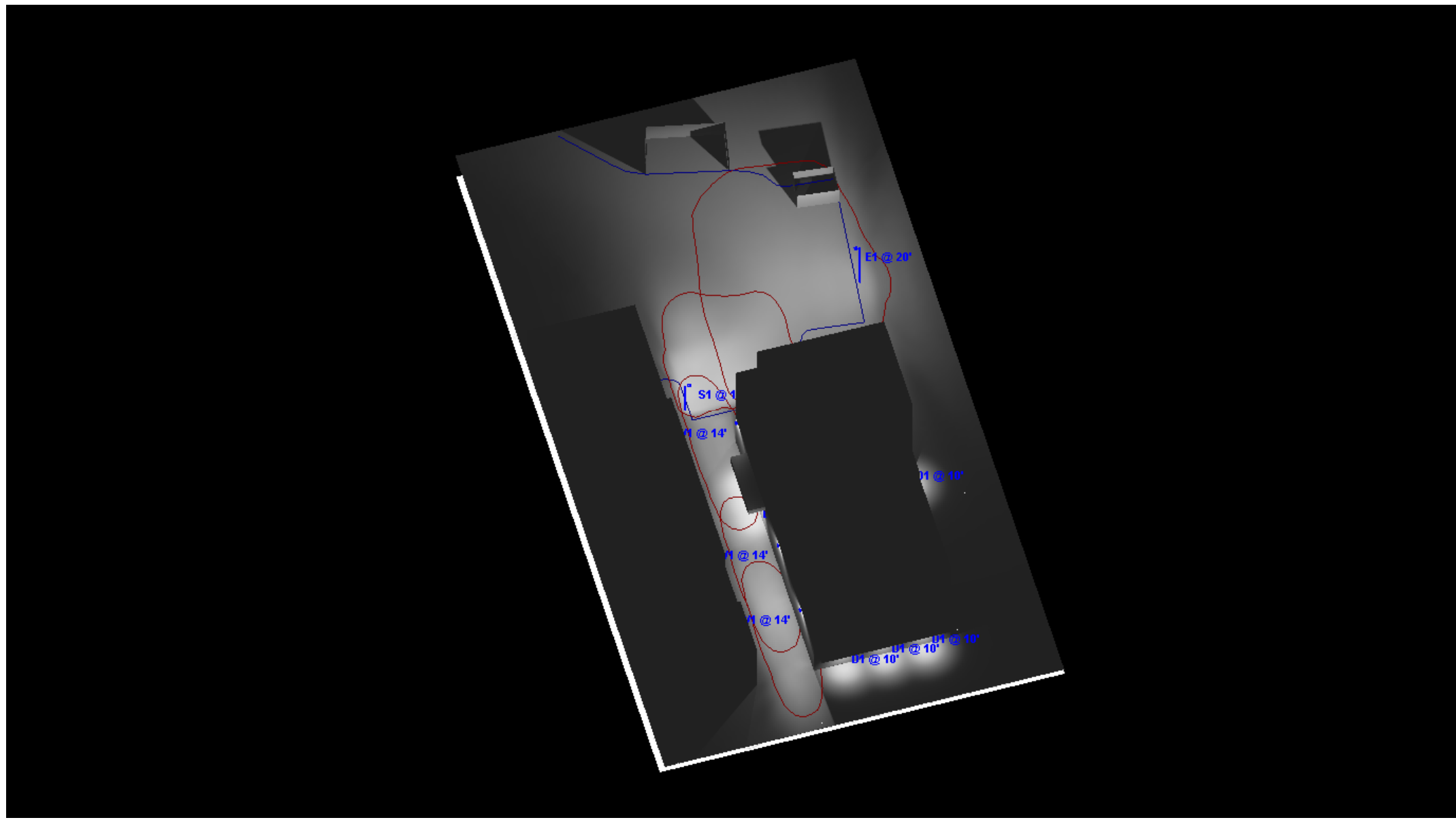
Designer  
Date  
Scale  
Drawing No.  
Summary



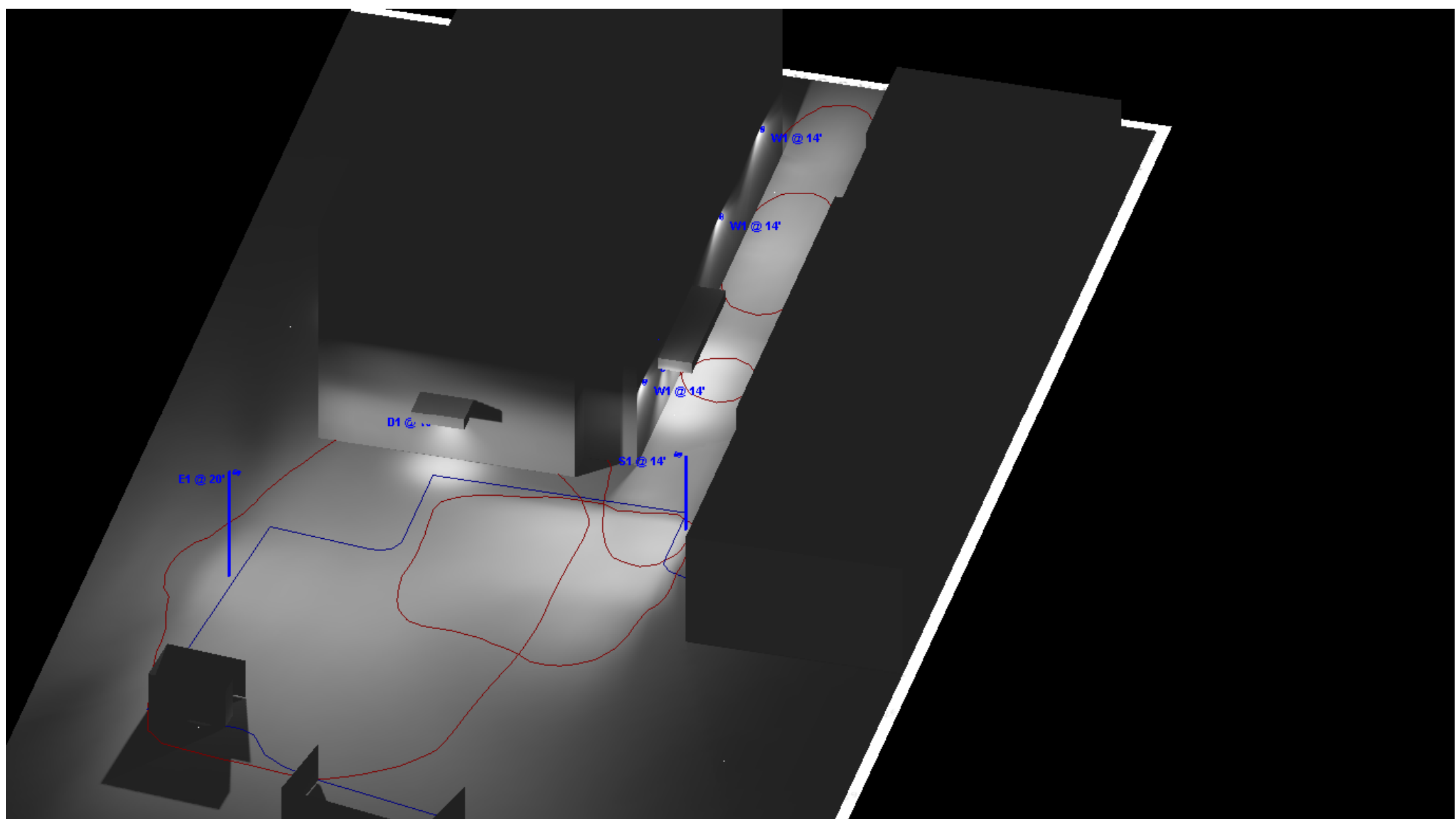
Plan View  
Scale - 1/8" = 1ft



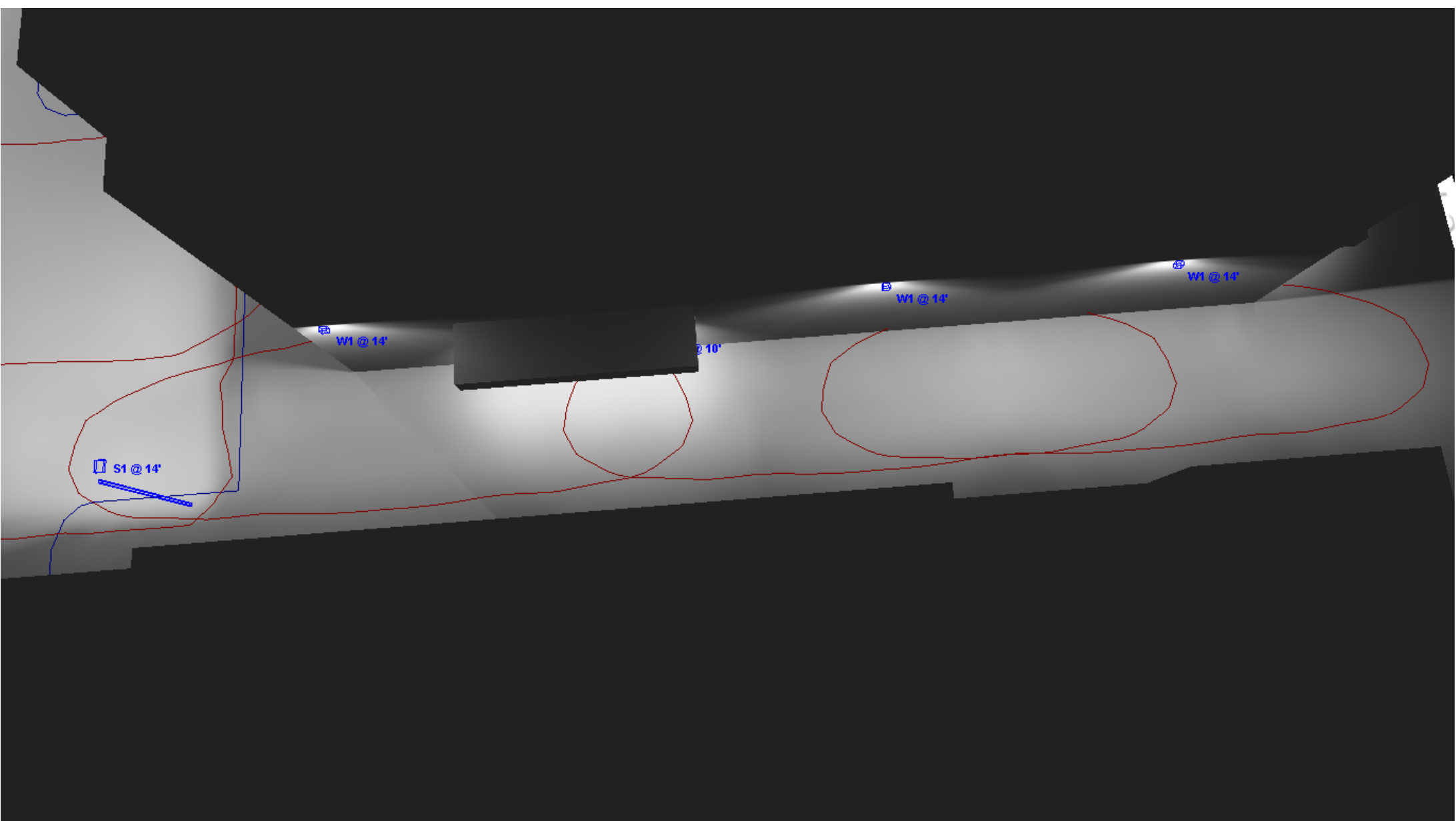
Lithonia DSX0 Series



View #1



View #2



View #3

NOTES:

- Fixture Mounting Height:
  - E1 @ 20'
  - S1 @ 14'
  - S2 @ 3'
  - W1 @ 12'
  - D1 @ 10'
- Task Height: 0'-0" AFF
- Calculation Point Spacing: 4' x 4' oc

SCHEDULE

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Light Loss Factor	Wattage
	D1	8	Gotham	EVO2 40/07 AR LSS ND GZ10	Recessed 2" diameter LED downlight	0.9	9.6842
	E1	1	Lithonia	DSX0 LED P4 30K 80CRI T4M HS (assumed)	Existing Single head area light mounted at 20'	0.9	93.04
	S1	1	Lithonia	DSX0 LED P2 40K 80CRI RCCO	New Pole Mounted full cutoff area light with sharp right angle cutoff mounted at 14'	0.9	45.14
	W1	3	Lithonia	WDGE2 LED P3 40K 80CRI T1S	New Wall Mounted full cutoff wall pack with Type I optics	0.5	32.1375



**Town of Arlington, Massachusetts**  
Department of Planning & Community Development  
730 Massachusetts Avenue, Arlington, Massachusetts 02476

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**Public Hearing Memorandum**

*The purpose of this memorandum is to provide the Arlington Redevelopment Board and public with technical information and a planning analysis to assist with the regulatory decision-making process.*

**To:** Arlington Redevelopment Board  
**From:** Claire V. Ricker, Secretary Ex Officio  
**Subject:** Environmental Design Review, 821 Mass Ave, Arlington, MA, Docket #3798  
**Date:** April 10, 2025

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This memo is provided as an update to the previous memo provided to the ARB at the Board meeting on March 6, 2025. The following items were provided by the Applicant since the last hearing:

- Updated architectural renderings, dated April 14, 2025.
- Updated Site Plan, dated April 14, 2025.
- Updated Tree Protection and Removal Plan, dated April 14, 2025.
- Updated Partial Block Plan & Elevation, dated April 14, 2025.
- Updated Site Layout and Materials Plan, dated April 14, 2025.
- Updated Planting Plan and Plant List, dated April 14, 2025.
- Updated Floor Plans, dated April 14, 2025.
- Updated Elevations, dated April 14, 2025.
- Updated Sketch-Up Model, dated April 14, 2025.
- Existing Conditions Plan, dated September 6, 2024.
- Drainage Plan, dated September 6, 2024.
- Lighting Plan, dated July 29, 2024.